

# City of Bryan, Texas

## 2009 Consolidated Annual Performance and Evaluation Report (CAPER) for the Final Reporting Period of the 2005-2009 Consolidated Plan for the Community Development Block Grant (CDBG) and Home Investment Partnerships Programs (HOME)



Alsie Bond, Manager  
Community  
Development Services  
Department  
P.O. Box 1000  
405 W. 28th St  
Bryan, TX 77805  
(979) 209-5175  
[abond@bryantx.gov](mailto:abond@bryantx.gov)



This document is available on the City of Bryan's official website:

<http://www.bryantx.gov/departments/?name=community>

# TABLE OF CONTENTS

<b>I.</b>	<b>Narrative .....</b>	<b>1-40</b>
A.	Overview .....	1
B.	Resources available .....	1
C.	Actions taken to address priorities .....	1
D.	The Affordable Housing Plan .....	1-8
E.	The Homeless Plan .....	9-11
F.	The Special Needs Plan .....	12-13
G.	The Non-Housing Community Development Plan .....	13-15
H.	Changes in Program Objectives .....	16
I.	Geographic Distribution .....	16
J.	Actions to Address Other Priority Needs .....	16
K.	Meeting Under-Served Needs .....	16-17
L.	Foster and Maintain Affordable Housing .....	17
M.	Actions to Affirmatively Further Fair Housing Choice .....	18-34
N.	Removing Barriers to Affordable Housing .....	34-36
O.	Institutional Structure .....	36
P.	Evaluate and Reduce Lead Hazards .....	36
Q.	Reduce Number of Poverty Level Families .....	37-38
R.	Enhance Coordination .....	38-39
S.	Foster Public Housing .....	39
T.	Program Monitoring Standards .....	39-40
U.	Review of Other Entities .....	40
<b>II.</b>	<b>Activity Summary Report (GPR) PR03 .....</b>	<b>41-63</b>
<b>III.</b>	<b>Financial Summary .....</b>	<b>64-66</b>
<b>IV.</b>	<b>Program Income and Financial Summary Adjustments .....</b>	<b>67</b>
<b>V.</b>	<b>Financial Summary Attachment/LOCCS Reconciliation .....</b>	<b>68</b>
<b>VI.</b>	<b>Economic Development .....</b>	<b>69-71</b>
<b>VII.</b>	<b>Section 108 Accomplishment Report .....</b>	<b>72</b>
<b>VIII.</b>	<b>IDIS Reports CDBG .....</b>	<b>73-97</b>
A.	IDIS Report-Summary of Accomplishments Report (C04PR23) .....	73-80
B.	IDIS Report Rehabilitation Activities (C04PR10) .....	81-86
C.	IDIS Report Performance Measurements (PR-83) .....	87-96
D.	IDIS Report CDBG Strategies (PR84) .....	97
E.	CDBG IDIS Report Issues .....	98
<b>IX.</b>	<b>HOME Reports .....</b>	<b>98-133</b>
A.	Annual Performance Report Narrative .....	98-99
B.	HOME Activities Summaries .....	99-102
C.	HOME Financial Summary .....	103-104
D.	HOME Performance Report .....	105-107
E.	HOME IDIS Report-Status of HOME Grants (C04PR27) .....	108-119
F.	HOME IDIS Report-Status of HOME Activities (C04PR22) .....	120-121
G.	HOME IDIS Report-Status of HOME CHDO Funds (C04PR25) .....	122-123
H.	HOME IDIS Report Housing Performance (PR85) .....	124
I.	HOME IDIS Report Issues .....	125
J.	Match Report .....	126
<b>X.</b>	<b>Program Evaluation .....</b>	<b>127-135</b>
<b>XI.</b>	<b>Citizen Participation and Comment .....</b>	<b>135-138</b>
<b>XII.</b>	<b>Attachment-Chart on Revolving Loans .....</b>	<b>139-140</b>

<b>XIII.</b>	<b>Performance Measurement .....</b>	<b>141-143</b>
<b>XIV.</b>	<b>Appendix Tables.....</b>	<b>144-172</b>
	A. Table 1C-Summary Specific Housing Community Development Objectives and Specific Homeless Needs Objectives .....	144-148
	B. Table 1C Summary of Specific Objectives .....	149-152
	C. Table 2A Priority Housing Service .....	153
	D. Table 2A Priority Housing Activities.....	154-155
	E. Table 2B Community Development Needs.....	156-157
	F. Table 2C Summary of Specific Housing/Community Development Objectives .....	158-163
	G. Table 3A Summary of Specific Annual Objectives .....	164-172
	H. Table 3B Annual Housing Completion Goals.....	173
<b>XV.</b>	<b>CDBG and HOME Maps.....</b>	<b>174-180</b>
	A. Rehabilitation .....	174
	B. Down Payment Assistance.....	175
	C. Public Facilities, Service Agencies and Section 108 .....	176
	D. Low to Moderate Income Area Map .....	177
	C. CDBG Distribution of Funds .....	178
	D. HOME Distribution of Funds .....	178
	D. Minority Map Hispanic .....	179
	E. Minority Map Black.....	180
<b>XVI.</b>	<b>Amendments and Appendices .....</b>	<b>180-181</b>
	A. CDBG Beneficiary Summary Table Appendix .....	180
	B. Anti-Displacement Compliance Amendment.....	181

# **2009 Consolidated Annual Performance and Evaluation Report For Housing and Community Development City of Bryan, Texas**

## **I. Narrative**

### **A. Overview**

This document serves as the City of Bryan's 2009 Consolidated Annual Performance and Evaluation Report (CAPER) for the Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) programs. This report is submitted in response to the performance requirements described in the Consolidated Plan regulations in 24 CFR 91.520.

The purpose of this report is to:

- provide the community and the U. S. Department of Housing and Urban Development (HUD) with a summary of resources available and program accomplishments,
- update citizens and HUD on actions taken during the past year to address needs as described in the 2005-09 Consolidated Plan, and
- describe progress made in the last year to address other priority needs and objectives.

### **B. Resources Available and Distribution of Funds**

During the 2009-10 fiscal year (October 1, 2009 - September 30, 2010), the City of Bryan received \$941,398.00 in CDBG resources to address various community needs. An additional \$2,633.40 in program income was generated through past economic development loan program re-payments and code enforcement. The City received \$474,706.00 in HOME funds to support housing activities and \$57,836.57 in HOME program income. Prior available HOME funds for projects (not including CHDO and administration) were \$303,170.20. Various other community organizations also had access to funds or resources available to meet community needs. These are identified throughout the narrative in the next section, as well as the City's distribution of funds. Funds distribution Charts are in the Appendix for CDBG and HOME. Additional funds received by the City include \$245,285.16 in CDBG-R funds.

### **C. Actions Taken to Address 2005-09 Consolidated Plan Priorities**

In 2004-05, the City of Bryan developed and adopted the 2005-09 Consolidated Plan. Through the consolidated planning process, Bryan assessed its economic, housing, public services needs, public facility and infrastructure needs. This assessment led to a prioritized listing of Bryan's needs and the development of specific objectives for addressing those needs. The Consolidated Plan serves as a decision making tool, when determining how to invest federal resources in the community.

The following four sections of the Narrative describe how the funds noted above were used to address local priorities as detailed in the Consolidated Plan. This information is divided into four sections to correspond to the plans described in the Consolidated Plan. The four sections are: **The Affordable Housing Plan; The Special Needs Plan; The Homeless Plan, and; The Non-housing Community Development Plan.** Please see the individual activity summaries and maps for additional information on each activity.

### **D. The Affordable Housing Plan**

(Tables: Priority Housing Needs/Investment Plan (Table 2A), Annual Housing Completion Goals (Table 3B), Priority Community Development Needs (Table 2b) and Summary of Specific Annual Objectives (Table 1C, 2C, and 3A) in XIV.

*Affordable Housing Priorities* (in italics), followed by accomplishments:

- ◆ *Provide an adequate, affordable supply of rental residential property by providing technical assistance to property owners and by providing tenant-based rental assistance.*  
The Bryan Housing Authority and the Brazos Valley Council of Governments (BVCOG) have continued to provide a supply of Section 8 housing voucher program rental certificates,



vouchers and rental assistance for low-income residents. BVCOG reports an estimated three-year waiting period for applicants who apply and do not qualify for a priority-preference on the waiting list. BVCOG reports that 21,216 out of a possible 22,812 housing vouchers were used, with 100% of available funding used for the Housing Choice Voucher program. In addition, BVCOG assisted 574 new families on the HCV waiting list including 9 homeless individuals. The Bryan Housing Authority served 402 clients during the program year. Low income renters with severe cost burden are assisted through these two agencies, as well as the numerous Low Income Housing Tax Credit properties (listed below) located in both Bryan and College Station.

BVCOG has restructured its waiting list to better serve families in crisis. Three new priority-groups were added to the preference system of the HCV waiting list, such that when these groups apply for assistance, their application will move to the top of the waiting list. After conducting a survey of service-providers in the community, the three priority groups that BVCOG identified were homeless men and women; victims of domestic violence; and military veterans. There are four other preferences for the HCV Program's waiting list, numbered in order of priority: 1a) Households with a person who has a disability; 1b) Elderly households; 2a) Foster youth who have left the foster care system within the last 8 years; 2b) Students with less than two-years to graduate from an institution of higher education. This change will allow BVCOG to more effectively provide a long-term housing solution to those families who most need the assistance in the City of Bryan.

Listed below are the Low Income Housing Tax Credit properties that provide reduced rent or accept Section 8 vouchers for special needs groups, including homeless, elderly, handicapped, mentally impaired, and low to moderate-income individuals. Average occupancy rate for all units is 92%.

#### **LIHTC Properties in Brazos County & Affordable Housing Disposition Program**

<b>TDHCA &amp; MDSI MONITORED LIHTC, AHDP &amp; HOME PROJECTS IN B/C/S</b>					
<b>Property</b>	<b>Program</b>	<b>Total Units</b>	<b>Program Units</b>	<b>Vacant Units</b>	<b>Occupancy Rate</b>
<b>BRYAN</b>					
Avalon(FKA:Landing-Bryan)	95 AHDP	145	27	4	97%
Emerald Park Apartments (part of Master LURA)	93 LIHTC	64	42	28	56%
Forest Park Apartments (part of Master LURA)	03 LIHTC	140	119	8	94%
Oak Creek Condominiums	95 AHDP	40	20	2	95%
Saddlewood Club	94 LIHTC	232	232	18	92%
Sterling Park Square	94 HOME	14	14	0	100%
<b>BRYAN TOTAL</b>		<b>635</b>	<b>454</b>	<b>60</b>	<b>91%</b>
<b>COLLEGE STATION</b>					
Cedar Creek Condos	95 AHDP	67	25	1	<b>99%</b>
Haven	00 LIHTC	24	24	0	<b>100%</b>
Heritage at Dartmouth	98 HOME, 98 LIHTC	96	96	4	<b>96%</b>
Southgate Village Apartments	01 LIHTC	200	200	25	<b>88%</b>
Terrace Pines	HOME, 04 LIHTC	100	6 HOME 75 LIHTC	2	<b>98%</b>
Villas of Rock Prairie*	94 LIHTC	128	88	0	<b>100%</b>
Windsor Pointe Town Homes	94 LIHTC	192	192	25	<b>87%</b>
Santour Court	06LIHTC	16	13	0	<b>100%</b>
<b>COLLEGE STATION TOTAL</b>		<b>823</b>	<b>719</b>	<b>57</b>	<b>93%</b>
<b>COMBINED TOTAL</b>		<b>1458</b>	<b>1173</b>	<b>117</b>	<b>92%</b>

Twin City Mission received \$50,000.00 (2009-10) from the City of College Station for security deposits, with a remaining balance of \$26,416.00. They provided 41 new security deposits at 5 LIHTC properties in College Station in program year 2009-10. Twin City Mission also provides assistance to homeless individuals who have been involuntarily displaced such as through eviction or loss of a residence due to being institutionalized.

In terms of other multi-family rental units developed in Bryan-College Station, the private sector had numerous new multi-family units under construction during the reporting period. Overall the occupancy rate for multi-family housing was 94.11 percent in January 2010 (A&M Real Estate Center).

In Bryan, private sector developers received 24 permits in FY2009 for 122 new multi-family units and/or duplex units, valued at \$8,560,952: 14 multifamily units at Wolf Run at Wellborn (4141 Wellborn Road), twenty four-unit buildings at Bryan Mid Towne Apartment Homes (2728 Osborn Lane), three 8-unit buildings at West University Gardens (999 W. Villa Maria Road), and 2 duplex buildings (2801-2803 Hard Rock Circle and 1500-1502 Rock Hollow Loop). The 80 units of Mid Towne Gardens is a LIHTC development subsidized by the Texas Dept. of Housing and Community Affairs and is dedicated to lower-income elderly citizens. In FY2009, College Station issued 9 permits to construct 113 multi-family and duplex units valued at \$7,435,386. In total, there are over 26,750 multi-family units in Bryan and College Station.

According to the Real Estate Research Center at Texas A&M University, the overall occupancy rate for multifamily housing for the entire Bryan-College Station MSA was 94.22%, down from 95.92% in the previous reporting period. Average rental rents, however, rose slightly during the same period to \$0.848 per square foot per month, up from a previous \$0.829 - suggesting a slight tightening of the rental market due to continuing demand coupled with a slowing development cycle. The U.S. Census Bureau's American Fact Finder report for this period indicates there were a total of 12,102 occupied rental units in Bryan. The rental unit occupancy rate in Bryan was approximately 90%.

◆ ***Expand the supply of decent, safe and affordable housing through the development of new single-family residential property.***

**Private For-Profit and Non-Profit Developer Relationships**

The CDS staff coordinated with and provided technical assistance to twelve different developers of affordable housing, to include eight private for-profit developers and four non-profit developers, including the local Habitat for Humanity affiliate and the city's three CHDO developers.

**Brazos Valley Council of Governments (BVCOG, Brazos Valley Affordable Housing Corporation (BVAHC) and Area Agency on Aging**

This agency receives and administers funds as a regional government for the seven county areas around Brazos County. The BVCOG created a mortgage lending multi-bank CDFI, Brazos Valley CDC, Inc., and are offering mortgage loans with a 7% interest rate to low income households. BVAHC made 9 first-time homebuyers down payment assistance loans in the amount of \$7,500 each, constructed 3 new affordable single-family homes at approximately \$90,000 each (CHDO funds). Additionally, 228 households were counseled on similar issues of homeownership through BVAHC's down-payment assistance program's weekend classes. The Area Agency on Aging program aided 10 seniors with minor home repairs, with all homes being in the rural areas of the Brazos Valley region.

**Habitat for Humanity**

Habitat provides educational and volunteer opportunities that assist low to moderate-income families to become economically and socially self-sufficient. The organization promotes volunteerism and also partners with local nonprofit service providers to improve housing in

the Bryan/College Station community. Habitat is able to provide interest free 20-30 year mortgages through volunteer labor, staff management, and donations.

During their last fiscal year (July 1, 2009-June 30, 2010) Habitat built and sold 11 affordable homes for low-income families. From October 1, 2009 to September 30, 2010, Habitat completed and closed on 16 homes. This period included “Builders Blitz” in which five homes were built in five days by twelve local builders. During this fiscal year, there were 1,293 volunteers that contributed 20,268 hours of labor. For the Builders Blitz alone, there were 87 volunteers who gave 680 hours of labor.

Last year, eleven families met the requirements to receive funding through Federal Home Loan Bank Dallas, providing \$62,000 in the form of down payment assistance. Habitat currently has 189 homes completed which have impacted the lives of over 823 residents in the Bryan/College Station community. An additional 11 families are taking homeownership workshop classes and earning sweat equity hours to become homeowners in the next program year.

Habitat has a new Executive Director. Under this new leadership, Habitat plans to build 20 homes in the upcoming year. The City will, as appropriate, partner with Habitat to in the development of affordable housing when possible.

### **Acquisition**

Three and one-half lots were acquired (Sims and 18<sup>th</sup> Streets) using CDBG funds. These properties will be used for development of affordable housing. No lots were acquired by the City with HOME Grant funds during this program year.

### **Private Developer Technical Assistance**

Other technical assistance was provided by Community Development Services (CDS) to twelve different private developers – both for-profit and non-profit. Technical assistance provided included information related to city development processes, CDS housing programs, local housing market needs and qualification criteria for CDS clients. One general fund acquired lot (1205 Thompson) was also donated to Habitat for Humanity to facilitate affordable home-ownership opportunities. Additionally, the City has prepared an RFP to solicit proposals from developers to utilize the Sims and 18<sup>th</sup> Street property and property in the Castle Heights Subdivision for new affordable housing.

### **◆ *Reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods.***

To reduce isolation of lower income groups, city housing assistance programs are available citywide for eligible clients, and development of new affordable housing is encourage in multiple neighborhoods. Likewise, mixed income development is also encouraged throughout the community for the same reason. Although no funds were provided for a Code Enforcement Officer, the City did report that Code enforcement efforts were carried out by the City using general funds, so as to eliminate blighting influences in the promotion of safe, livable neighborhoods and to promote redevelopment. Code enforcement actions were performed citywide. During this reporting period (Oct. 1, 2009 - Sept. 30, 2010), activities included area clean-ups, enforcement of code violations, and public education. Code enforcement actions included: 5,390 site visits; 5,539 cases.

### **◆ *Expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property.***

Rehabilitation/reconstruction was completed using CDBG funds on 32 (HUD activity 697, 793, 782, 734, 735, 729 and 748) private, owner occupied, and residential structures during this reporting period and 3 additional major rehab projects (HUD activities 793, and 782 were not completed. Although 734 was substantially complete the non profit developer did not request final draw until after the end of the program year. In all, \$43,609.40 CDBG funds

(including \$2,633.40 in program income) was used for major rehabilitation or reconstruction, sweat equity, minor assistance, construction cost, and program delivery for the 2009 program year, to decrease the substandard housing in the City. Two major reconstructions (partially funded by CDBG and HOME) which were completed during the program year generated loans, HUD activity 729 and 735 (See Appendix). HOME funds utilized \$201,616.33 used for HUD activities 729, 735 and 738. All 32 recipients for completed projects were low and moderate income homeowners (100%), with 12 households (0-30% income), 15 households (31-50%), 5 households (51-80%). The acquisition (property donated to Habitat generated 1 owner occupied family home at 31-50%. Owner occupied homes were examined and evaluated to determine health and safety issues for residency while the rehabilitation was being completed. Residents were given guidelines to provide coverage of possessions to eliminate dust, and any possible damage to personal property. All utilities were maintained in a safe, structured environment to keep residents in a comfortable living area, yet retain the ability to perform the rehabilitation. According to City guidelines, and in all but the substantial rehabilitations, the homeowner remained in the home, with staff arranging for rehabilitation to be done in stages. Residents who do not remain in their home during rehabilitation do so because of personal preference. Staff continues to review and revise existing housing programs to better meet client needs and extend appropriate assistance to more residents whenever possible.

**Brazos Valley Council of Governments (BVCOG) and Brazos Valley Affordable Housing Corporation (BVAHC)**

The BVCOG receives and administers funds as a regional government for the seven county areas around Brazos County. Most of BVCOG's housing funds are distributed outside of the Bryan-College Station city limits through a separate non-profit, the Brazos Valley Affordable Housing Corporation. The BVAHC have formed a consortium of Governments for accessing Federal HOME funds, which were made available after October 2002, after the completion of a Consolidated Plan for the seven counties, excluding Bryan and College Station. Funding has been approved for owner occupied home repairs for the elderly and disabled, down payment assistance and the establishment of a loan guarantee account to encourage affordable housing investments from private lenders.

- ◆ ***Conserve energy resources by providing weatherization technical assistance to low to moderate-income persons.***  
All City housing assistance is designed to ensure high energy efficiency, for both rehabilitation and new construction of affordable housing. The City has adopted the most recent nationally recognized energy code recommendations and employs those in its housing programs. The Brazos Valley Community Action Agency does likewise in the administration of its federally funded Weatherization Program.
- ◆ ***Expand home ownership opportunities for very low, low and moderate-income persons.***  
Twenty-six families consisting of eighty-eight people became homeowners through the Home Buyers Assistance Program (down payment and closing cost assistance) and funds from the Acquisition program. Approximately 157 families benefited from ongoing individual and group Home Buyer counseling programs provided by staff. While many did not go on to become homebuyers, they learned the steps in the process, were able to assess their ability to buy, and to identify obstacles, and access resources available. There was \$223,368.49 in HOME funds expended for down payment assistance, including \$33,726.74 in program income, with an additional \$10,368,908.35 combined homeowner and private mortgage dollars expended & leveraged for these homes. HOME funds used for HUD activities 736, 749, 750, 751-753, 760, 763-770, 773-777, 779, 780, 787-789 and 791 represented 26 recipients for completed projects were low and moderate income homeowners (100%), with 2 households (0-30% income), 7 households (31-50%), and 17 households (61-80%).
- ◆ ***Provide housing and supportive services for special needs populations.***  
Technical, program and sometimes development support is provided to area's non-profits and

private sector that provide housing and other services to special needs populations, such as Crestview Retirement Home and LULAC Oakhill (both Section 202 facilities). The city also works closely with Elder-Aid, a local non-profit agency that provides a variety of services, including housing assistance, to senior citizens – they currently have 8 units available for the elderly. There are multiple housing options for seniors and frail elderly alike. The units include: Walden brook Estates (180 units); Villas of Rock Prairie (128 units); Carriage Inn (85 units); Magnified Health and Rehab on Anderson (126 units); Crestview Retirement Community (100 units – Terrace Apt.'s; 44 units – Place Apt.'s; and 63 units – Unity Apt.'s); Sherwood Health Care (106 units); Fortress Health and Rehab of Rock Prairie (120 units); Dansby House (8 units); Brazos Oaks Personal Care Center (16 units); Millican House (36 units); St. Joseph's Manor (44 units); Bluebonnet House (48 units); and Esperanza (53 units).

**The Texas Department of Human Services** through its **Community Care for the Aged** provides meals on wheels, home health and homemaker services, and transportation, in home and family support and emergency response service. Applicants must be aged or disabled and meet income and resource guidelines, and have difficulty performing functional tasks, or have unmet needs.

**The Brazos County Health Department** provides adult health screening free of charge to county residents over the age of sixty-five. Both local hospitals offer programs to assist the elderly. **St. Joseph's Gold Medallion Club** provides discounts for hospitalized patients, social and educational functions for individuals over age 50 for a small annual fee. The hospital also offers a lifeline emergency response system for a monthly fee.

**The Brazos Valley Food Bank Senior Outreach Program** provides supplemental food bags to the 110 most impoverished Meals on Wheels clients for each weekend of the year, as a way to fill the nutritional needs of these clients over weekends, when meals are not delivered.

**The Area Agency on Aging** provides a reassurance service in addition to nursing ombudsman services and the carrier alert program. See also Community Care of the Aged and Disabled.

**The Retired Senior Volunteer Program of the Brazos Valley** places senior citizens in positions of volunteer service with non-profit agencies throughout the Brazos Valley.

The **Elder-Aid** program provides an information and referral service, as well as transportation assistance which are limited to doctor visits, a telephone buddy contact service, and case management for senior citizens. Elder-Aid also arranges for minor repair work to be done to senior citizens homes.

**The Cities of Bryan and College Station** through their **Community Development Departments** provide minor home repairs, residential rehabilitation and optional relocation on a limited basis to existing low-income homeowners residing in substandard housing – including elderly and special needs populations.

**The Brazos Valley Community Action Agency's Weatherization Program** can provide for energy efficient rehabilitation/repairs to the homes of low -income elderly or handicapped individuals.

**Brazos Transit** provides transportation for elderly Medicaid recipients to the doctor and pharmacy. Transportation to other locations is available for a small fee. Buses possess ramps, and "kneeling" capabilities to assist elderly and handicapped persons. Brazos Transit operates four vans that are equipped to transport disabled individuals to and from work, medical appointments, pharmacy, and shopping. For those who apply, passes are available at half fare.

There are several home health nursing organizations that provide health services to the elderly. These are: 1) **Healthwise Home Health**, provides home health services, physical therapy and personal services, including a program for low to moderate income persons called Provider Service; 2) **Home Instead Senior Care**, provides at home, non-medical caregiver services (private pay); 3) **Interim Health Care** provides nursing services, physical therapy, social services, and occupational therapy, transportation, and assisted living needs (Medicare/Medicaid and private pay); 4) **Daniel Jarvis Home Health Agency** provides home health and nursing care (Medicare and Medicaid and private pay); 5) **St. Joseph Regional Home Health** provides in home health services, social services and physical/speech/photo therapy (Medicare, Medicaid and private pay) and 6) **Texas Home Health of America, LP** provides at home nursing, therapy, aide and specialty care as covered by Medicare.

The **Mental Health Mental Retardation Authority** of Brazos Valley operates five group homes, with two located in Bryan and the others located outside the county, for the mentally handicapped aged 18 and over. These are full care facilities providing meals, supervision, medical and counseling services and provides a host of programs and resources including the Early Childhood Intervention Program, case management vocational services, genetic screening and counseling. They also offer Infant and Children Special Education, outpatient services for medication, respite care services, screening and referral services and substance abuse counseling. They also have home and community services which provide individuals with disabilities access to various resources that allows them to continue to live at home. MHMR also operates the **Life Choice Center**, which provides mentally disabled adults with a supervised work environment during daytime hours. Emphasis is placed on personal and social adjustment and workplace productivity. Currently, 59 people participate in this program. They also have a program, which focuses on placing people into employment opportunities in the community.

**Mosaic, formerly Martin Luther Homes** is an intensive care facility serving 10 persons with developmental disabilities. They have 2 group homes for clients.

**St. Joseph Rehabilitation Center** offers a 31 bed inpatient rehab unit, an outpatient rehab center, occupational health program, and aquatic rehabilitation center. Some of their services include Feeling Fit Geriatric fitness program, intervention pain management program, Parkinson Disease Support Group and Stroke Management Support Group.

**Junction 5-0-5** operates several programs providing disabled and severely disabled adults with job coaching and an opportunity to be placed in the community as an employee of an existing business, work on the Agency's recycling team, or in the landscape maintenance division. Participants receive wages.

**Goodwill Industries** employs approximately 25 disabled and disadvantaged persons in their donation collection and resale operations. Persons receive "work habit training", a training rate of wages and placement into the community workforce after 6 to 9 months of training.

**The Brazos Valley Rehabilitation Center** provides physical therapy, audiology, occupational therapy, social and psychological testing and counseling, speech therapy, infant stimulation and neuropsychology to Brazos County residents upon a physician's referral. Fees are based on a client's ability to pay.

**The Texas Rehabilitation Commission** provides disabled workers with physical and vocational rehabilitation, independent living services, and medical procedures or equipment necessary to help the person re-enter the work force. **The Texas Commission for the Blind** provides the same type of rehabilitative "back to work" assistance for those who are visually impaired.

Both the **Bryan and College Station Independent School Districts** provide special education classes for the handicapped ages five through nineteen. **The Retarded Citizens Association of Bryan/College Station** advises, informs and aids parents of the mentally retarded, encourages research and public awareness.

### **E. The Homeless Plan**

The City participates in the Brazos Valley Coalition for the Homeless (BVCH) and has been an integral part of the Continuum of Care (CoC) Process. The CoC was developed through a planned process in conjunction with the BVCH and based upon historical data, surveys, and the knowledge of the many different providers' staff. The City, as part of the BVCH worked closely with coalition members to conduct a point in time count for sheltered and unsheltered homeless, subpopulation groups, and identify gaps and needs for housing and supportive services. This "Shelter & Housing Inventory Point-In-Time" count was conducted on January 21, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for "sheltered" persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person's "usual geographic location".

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, "Estimating the Need", ([www.csh.org](http://www.csh.org)), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

BVCH homeless counts have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process. The BVCH continues to implement many of the strategies recommended by HUD, as well as other experts in the field of homelessness, in regards to planning and implementing a comprehensive count. In addition, newly identified locations will continue to be visited and an aggressive outreach effort will coincide with efforts to carry out future counts as required by HUD.

BVCH continues to meet and partner with local agencies to assist in better coordination of homeless services, including transitional, emergency, permanent housing, and supportive services. During the 2009 program year five regular meetings were held by the Coalition. Priority housing homeless issues continue to focus on: 1) permanent supportive housing, 2) permanent affordable housing and 3) transitional shelter and supportive services. In addition to focusing updating the continuum of care for the 2010 HUD's Continuum of Care competitive grant, the Coalition concentrated efforts on updating the by-laws to ensure upcoming changes on HUD's definition of homelessness (HEARTH) are being met to continue to receive these funds. Updates included revising the by-laws of the Coalition to include the continuum of care committee's responsibilities to review HMIS reporting (including all reports such as the APR, AHAR, CoC Exhibits, E-HIC and strategic planning objectives). One new project, included in the 2010 continuum of care application, request additional funding for a HMIS staff person to encourage data input by agencies not receiving direct financial support from the continuum of care grant. BVCH meets quarterly instead of monthly to allow for more focused meetings. Committee meetings are held every other month or on an as needed basis. A continued emphasis has been to concentrate on goals to eliminate chronic homeless as well as general population homelessness.

The Coalition continues to concentrate efforts on bringing in new community resources from all eight counties. Other efforts focused on Committee organizing such as establishing contact with other Coalitions to utilize and share resources, Committee meetings, working on the Continuum of Care plan, including both homeless and chronic homeless goals. The Coalition provided additional focus on outreach by continuing to provide a quarterly newsletter to reach other counties who may not be able to attend meetings. The Coalition also developed a website and continues to update the site as appropriate. The City, in collaboration with the



BVHC and other area providers, addresses the issues as identified in the 5 -Year Consolidated Plan and annual Action Plans by the following priorities.

***Homeless Plan Priorities (in italics), followed by accomplishments:***

◆ ***Help low-income families avoid becoming homeless.***

The Support of Twin City Mission's the Bridge program; the services include providing emergency shelter and supportive services to assist individuals who have been homeless in becoming productive citizens of the community.

Support of Twin City Mission's the Bridge Shelter with CDBG funds, \$17,224.00 (\$12,272 funded by College Station in 2009-2010, remaining to be allocated in 2010-2011); which provides emergency shelter and supportive services to the homeless. This self sufficiency program served 608 unduplicated clients. Twin City Mission received three Supportive Housing Programs (SHP) HUD Grants totaling \$122,726.00 from 2006-2008 with a remaining balance of \$16,766.37, for case managers and client assistance (close out complete); and \$322,576.00, from 2006-2008 for transition housing with a remaining balance of \$119,323.65. They received a two year award of \$64,430.00 for 2006-08 for HMIS with a remaining balance of \$2,437.71, as well as in 2008 a Tenant Based Rental Assistance Project in the amount of \$50,000.00 from the City of College Station with a remaining balance of \$0. Other continuum of care renewal grants received are: TX24B701002, Case Mgt HUD 4 2008-2009 (May-April) Grant \$61,363.00 with remaining balance \$4,016.60 (close out complete); TX24B701003, HMIS, 2008-2009 (June-May) Grant \$32,332.00 with a remaining balance of \$10,943.00; TX24B701001, Transitions HUD 5 2008-2009 (Oct-Sept) Grant \$161,288.00 with a remaining balance of \$26,305.26 (close out complete); TX0211B6EO10801 HUD Supportive Housing Program HUD 4 May 2009-June 2010 Grant \$61,363.00 with a remaining balance of \$755.43 (close out complete); TX0210B6EO10801 HUD Supportive Housing Program HMIS June 2009-May 2010 \$32,332.00 Grant with a remaining balance of \$0 (close out complete); TX24B701001 HUD Supportive Housing Program (SHP) HUD 5 \$117,564.00 (leasing) and \$43,724.00 (supportive services) with remaining balance of \$452.94; new TX0211B6EO10802 HUD 4 Supportive Housing Program (SHP) May 2010-April 2011 Grant \$61,363.00 (supportive services) with a remaining balance of \$31,205.27; TX0210B6EO10802 HUD Supportive Housing HMIS June 2010-May 2011 Grant \$32,332.00 with a remaining balance of \$15,483.13; TX0212B6EO10802 HUD 5 Supportive Housing Leasing October 2010-September 2011 Grant \$165,991.00 with a remaining balance of \$155,756.10; 2009 Tenant Based Rental Assistance Project Grant in the amount of \$50,000 with \$25,416.00 remaining; and Emergency Shelter Grant Program Grant for food, utilities, and case management at The Bridge shelter September 2010-August 2011 \$34,293.00 with a remaining balance of \$29,221.86.

◆ ***Reach out to homeless persons and assess their individual needs.***

Referenced above are funds available to Twin City Mission and services provided in "Help low income families avoid becoming homeless" section. Community Development Services staff worked with a collaboration of agencies through the Children's Partnership Board and Unity Partners (Project Unity) to establish referral systems for homeless families to assist in more multi-level case management. Community Development Services staff worked with a collaboration of local non-profits, through the Brazos Valley Coalition of the Homeless, to continue to assess supportive services and housing for potentially homeless and homeless individuals.

◆ ***Address emergency shelter and transitional housing needs of homeless persons.***

Twin City Mission's The Bridge program funded through the City of College Station for \$30,089.00 provided services to 608 clients during the contract year. This program houses approximately 116 single adults and families (56 men's units, 26 women's units, 14 family units and 20 permanent beds), with many meeting the definition of Chronically Homeless Persons as defined by HUD. In addition to basic necessities such as food and clothing, The

Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge will refer potential applicants to Transitions, their internal rental voucher program.

Twin City Mission's Domestic Violence Services provides comprehensive services for victims of domestic violence. Eligible participants may receive counseling, case management, legal advocacy, and career/vocational assistance. Victims of Domestic Violence needing emergency shelter are referred to "Phoebe's Home", a 24-hour shelter with 44 beds.

Twin City Mission's Phoebe's Home provides comprehensive services for victims of domestic violence. Eligible participants may receive counseling, case management, legal advocacy, and career/vocational assistance. Victims of Domestic Violence needing emergency shelter are referred to "Phoebe's Home", a 24-hour shelter with 44 beds. Phoebe's Home sheltered approximately 187 women and 241 children and provided supportive services to 343 non-residential women and children during calendar year 2009.

Twin City Mission's Youth & Family Services provides program referrals to Twin City Mission's other programs through its STAR (Services to At-Risk Youth) program. The STAR program provides free counseling, summer camp and universal child abuse prevention services to at-risk youth, up to ages 17, and their families. These services often assist a family in developing stability and in improving coping skills and decreasing conflict. As well, youth runaways can often be avoided through participation in STAR services. Additional services available through STAR are the Universal Child Abuse Prevention training and Parenting classes. These educational and informational trainings are designed to provide people with the tools to prevent child abuse from occurring. STAR has a 24-hour hotline for handling crisis situations. This group of services is an additional critical support to project participants. They served 1,055 unduplicated clients during the program year.

Twin City Mission Support Services provides donated clothing and furniture to Transitions project participants as they move into housing units as well as recycled 678,390 pounds of materials and 26,911 volunteer hours. Twin City Mission also issued 41 security deposits to 5 LIHTC units during program year 2009 and provided Supportive Housing case management to 60 households.

Twin City Mission was awarded \$50,000 in 2009-10 for security deposits from the City of College Station, with a remaining balance of \$26,416.00. They provided 41 new security deposits at 5 LIHTC properties in College Station in program year 2009-10. In addition the City, through the Brazos Valley Coalition for the Homeless, provided technical assistance to TCM, who is applying for HUD's 2010-2011 Continuum of Care Grant for \$265,363.00 in renewals TX01B508001 for the Transitions and supportive services for \$166,984, Supportive Housing – Case Management TX01B508002 for \$64,431.00 and HMIS \$33,948, TX01B508003. One new continuum of care grant has been applied for also, an HMIS Expansion Grant totaling \$230,234 (\$76,744.66 3 years) which will enable more organizations within the Brazos Valley Coalition for the Homeless to participate actively in the HMIS reporting process.

Twin City Mission partnered with a local for-profit developer through a LIHTC for the HAVEN, a 24-unit transitional housing for the homeless. There are 20 one-bedroom units and 4 two-bedroom units. Currently there are 22 households which consist of 27 adults and 4 children.

Mental Health and Mental Retardation (MHMR) previously offered 16 beds of emergency shelter for persons exhibiting acute symptoms of mental illness (but do not require hospitalization). Since undergoing a loss of funds, MHMR no longer offers emergency shelter services. Individuals needing these services will be referred to the state psychiatric

hospital, private psychiatric facilities, and the Texas A&M psychology clinic. MHMR operates two (2) residential facilities for adults with mental retardation which have a total capacity of 12 persons. During the fiscal year MHMR served approximately 3,400 (Brazos County) clients, offering supportive services including case management, supported employment, intake/diagnosis, day rehabilitation, emergency services, medication clinic, early childhood intervention, assertive community treatment, respite care, jail diversion and a specialized case management program under the auspices of the Texas Council on Offenders with Mental Impairments.

Emmanuel Baptist Church has a shelter in Bryan that house homeless single women and women with children. This program served clients during the 2009 program year and is in the process of building an additional shelter that will increase program capacity by 8 people.

Genesis Corner House is an emergency shelter designed to temporarily house boys and girls ages 6 to 17 who have suffered from abuse and neglect. The facility can house up to 15 children at a time for a period no longer than 90 days. In the past year, the program has served a total of 101 children.

Brazos Valley Council on Alcohol and Substance Abuse (BVCASA) provides supportive services to citizens including outpatient treatment and a residential program for chemically dependent individuals. Additional programs for transitional housing by public service agencies include Trinity Living Center, which provided 36 (BVCASA) beds to released male inmates returning to the Brazos Valley. The program also provides substance abuse counseling to residents.

◆ ***Help homeless persons make the transition to permanent housing and independent living through established self sufficiency programs.***

The City, through the Brazos Valley Homeless Coalition, worked with homeless providers, citizens and support agencies to develop a continuum of care plan. The plan has proven a significant tool in coordinating funding efforts and meeting needs locally. The Mental Health Mental Rehabilitation Center maintained an average of 100 clients per month and provided case management services and skills training directly related to housing issues.

In addition, several area agencies provide various levels of emergency shelter. These agencies including Twin City Mission, operates four emergency shelter facilities in one location: the Men's Unit, the Women's Unit, and the Family Unit and Phoebe's Home (at an undisclosed location). These residents are in need of emergency or transitional shelter assistance. The Mission's goal is to concentrate efforts into assisting the homeless to gain the job skills and support services necessary to be self-sufficient and productive members of the community. All services are provided at no cost to clients. The Mission also operates 20 units that are permanent housing for individuals who consider Twin City Mission their home.

Twin City Mission's the Bridge program is an emergency shelter that houses approximately 116 single adults and families (56 men's units, 26 women's units, 14 family units and 20 permanent beds), with many meeting the definition of Chronically Homeless Persons as defined by HUD. In addition to basic necessities such as food and clothing, The Bridge provides assistance with securing mainstream benefits, life skills, transportation, referral to medical services and other supportive services. The Bridge will refer potential applicants to Transitions, their internal rental voucher program.

## **F. The Special Needs Plan**

### ***Special Needs Plan Priorities (in italics), followed by accomplishments:***

- ◆ ***Assist the elderly with their supportive housing and service needs.***

CDBG funds were used to provide sweat equity projects by providing materials to eligible non profit or for profit contractors to do volunteer home improvements for Bryan residents. Elder-aid also provides housing to elderly through their CHDO projects. The private sector has several elderly apartments and assisted living complexes. These include: Sherwood Health Care (106 units), Millican House (30 units), Esperanza (53 units), St. Joseph Manor (44 units), the Villas of Rock Prairie (128 units), Magnified Health and Rehab on Anderson (126 units), Dansby House (8 units), Brazos Oaks Personal Care Center (16 units), Carriage Inn (85 units), Brazos Oaks Assisted Living (16 units), Fortress Health and Rehab of Rock Prairie (120 units), the Walden Brook Estates (180 units), Bluebonnet House (39 units), and Park Place Assisted Living (16). These homes provide an array of services including meals, transportation, activities, and limited assistance. In addition, Crestview, a Section 202 facility, is located in Bryan. The facility currently has 100 units called Terrace Apartments, 44 units called Place Apartments, and 63 units called Unity. Additionally Lulac Retirement Apartments, another Section 202 provides 50 units for the elderly, which is located in College Station. Totally there are 967 units available for the elderly with 92% occupancy. One new facility, (elderly only) is under construction.
- ◆ ***Assist persons with disabilities with their supportive housing and service needs.***

Crestview Apartments, a Section 202 as well as Elder-Aid, addresses this need. The City provided technical support to Mental Health Mental Retardation to seek funds through additional resources.

Also referenced under “Help Homeless People Make the Transition...” there are six community supported public service organizations which are providing housing and/or counseling services to individuals with physical and/or mental disabilities including Twin City Mission, Trinity Living Center, Junction 505, Mosaic Homes, the Haven, and Heritage House.
- ◆ ***Assist persons with alcohol and other drug addictions with their service needs.***

The **Brazos Valley Council on Alcohol and Substance Abuse (BVCASA)** provides alcohol and drug education free of charge along with information, referrals and counseling. BVCASA currently manages the Trinity Living Center which provides counseling for Texas Department of Corrections inmates convicted of drug abuse. BVCASA provides services to citizens throughout the Brazos Valley Region which is comprised of Brazos, Burleson, Grimes, Leon, Madison, Robertson and Washington Counties. Treatment services include intensive treatment to adults and youth as outpatients. Approximately 120 female and 36 male clients are provided housing at BVCASA in transitional housing program. Both the males and female clients are residents for three months. Annually approximately 525 clients receive treatment services. The Prevention Department provides educational programs to both youth and adults or refers them for treatment or other services. Throughout the Brazos Valley Region approximately 112,000 youth and adults receive services annually from the Prevention Department. Funding through the Texas Department of State Health Services (DSHS) is approximately \$1.6 million and the Texas Department of Criminal Justice (TDCJ) provides approximately \$2.0 million.
- ◆ ***Assist persons with HIV/AIDS, and their families, with their supportive housing and service needs.***

**Project Unity Special Health Services** currently assists persons with AIDS in two specific manners. The first is long-term assistance in the form of rental subsidies, which are based on income. The program is allotted funding each year from the Ryan White Estate Service Grants, from the HOPWA grant, and from State Services Funds. The second assistance

option provides short-term help with payment of utilities and rental deposits. Project Unity also provides a multitude of community services including case management (child abuse and neglect prevention; HIV/AIDS; family self sufficiency) and received over \$3.3 million from state and local sources including approximately \$825,384 in grants awarded by Texas Department of Family and Protective Services; \$461,614 contracted from Brazos Valley Council of Governments HIV/AIDS services (which includes \$401,876 from Ryan White and Texas Department of State Health Services Funds and \$59,737 from Housing Opportunities for Persons with AIDS); \$1,858,500 from Brazos Valley Community Action Agency; \$32,659 from Office of the Attorney General and \$20,000 in Bryan CDBG funds for Safe Harbour Access & Visitation Program; local resources including Citibank, City of College Station, Bryan Texas Utilities and community donations for \$127,613. Project Unity staff provided case management services (including utility assistance, housing assistance, clothing assistance, fee assistance, transportation assistance and vehicle repair assistance) to 5,815 unduplicated households (15,172 unduplicated clients) and facilitated meetings for 80 partners with more than 250 members.

◆ ***Assist public housing residents with their supportive housing and service need to support achieving self-sufficiency to reduce dependency on federally assisted public housing.***

The City reviews the Bryan Housing Authority's 5-Year and Annual Plan for consistency with the City's 5-Year Consolidated Plan. BHA served 402 individuals during the fiscal year through their housing and supportive programs. The City reviewed and approved the Bryan Housing Authority's 2010 Capital Fund Program (2010 Annual Plan and 5-Year Plan for fiscal years 2009-2013) for compliance with the City's 5-Year Consolidated Plan. The 2010 CFP grant is for \$487,483, with \$22,500 for management improvements, \$73,302 for administration, \$12,820 for fees and costs, \$47,845 for site improvements and \$331,016 for dwellings. Bryan will also continue to work with the BHA to coordinate grant applications, to provide training, home counseling, and employment opportunities, and to assist the BHA Resident Council as appropriate. The BHA has hired a Service Coordinator. The Service Coordinator has been working with the elderly to help with medical and other needs that they may have. Food pantries have been started at the BHA for all residents. BHA looks forward to assisting their residents with other programs that will add to the quality of their lives. Bryan staff met with the BHA in this reporting period to consult on ways both entities could collaborate and to identify needs specific to their population. The BHA has a current occupancy rate of approximately 79%.

Community Development Services staff provided residents the opportunity to participate in Homebuyer's Counseling Workshops. These workshops, in collaboration with the Texas Cooperative Extension Service at Texas A&M University System offered a free 8 hour training course once a month to prepare for buying a home.

## **G. The Non-housing Community Development Plan**

***Non-housing Community Development Plan Priorities (in Italics), followed by accomplishments:***

◆ ***Expand, improve and/or add public facilities when and where needed for very low, low and moderate-income persons.***

**Bryan College Station Community Health Center**, a completed Section 108 loan, continues to provide health care services to low and moderate income persons in the Bryan-College Station community. This project was a collaborative effort between Bryan, College Station, and the private sector and has been in full operation since January 2001.

◆ ***Expand, improve and/or add public services when and where needed for very low, low and moderate-income persons.***

A total of \$141,207.56 was expended to provide expanded and or improved public services through the following activities:

**Program year 2009 funded public service programs:**

**Bryan Parks and Recreation Neal Recreation Program (HUD activity 740)** received **\$3,998.56** drawn on IDIS for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastic program, learn to swim and other appropriate year round activities. The recreation program served 235 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of the activity's total program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.

**Bryan Parks and Recreation, Summer Camp (HUD activity 741)** received **\$40,000** drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in nine Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 651 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.

**Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, (HUD activity 747)** received **\$20,000.00** to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program served 314 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

**Brazos Valley Food Bank, Inc., Backpack Program, (HUD activity 743)** received **\$25,000.00** to provide for eligible operating expenses for food items and supplies for the Backpack Program. This program provides eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program served 613 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

**MHMRA of Brazos Valley, Mary Lake Drop In Center, (HUD activity 744)** received **\$17,212.00 (and \$2,773.00 from College Station)** to provide for eligible operating expenses for the auto maintenance (\$1,664.00) and auto gas (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop In Center. This Center, which increased its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program served 28 unduplicated low to moderate income clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

**Family Promise of Bryan-College Station, Family Support Services Program, (HUD activity 745)** received **\$10,000.00** to provide for eligible operating expenses of contract labor

for case management services for the Family Support Services Program. This program extends case management services for 2 years following housing placement for their homeless clients. The services include long range case management to encourage the stability of the family after leaving the agency's short term program. The program served 35 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.

**Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, (HUD activity 746)** received **\$24,997.00** to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program served 182 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.

◆ ***Expand economic opportunities for very low, low and moderate-income individuals to assist them in achieving self-sufficiency.***

The City dissolved its revolving loan fund program on May 9, 2005. Program income from past revolving loans became program income from that point forward and was used in accordance to program income guidelines. The City provides economic development technical assistance to for-profit entities who are interested in starting a new business or revitalizing an existing business. Oversight is also provided to the LaSalle Hotel Re-development and other economic development projects in downtown. Loan payments on the LaSalle Hotel Section 108 loan was \$329,647.50 with a current balance of \$2,140,000 which was paid from City of Bryan general funds.

The Brazos Valley Council of Governments (BVCOG) has a Revolving Loan Fund Program with approximately \$200,000 in funds available to assist an estimate of 5-6 businesses with loans ranging from \$10,000-\$150,000. BVCOG also operates a Family Self-Sufficiency program which currently has over 100 participants working to become free from government assistance and achieve financial independence. The program intends to triple in size within the next 3-5 years, which will see a greater number of families become, and stay, self-sufficient.

Administrative funds drawn were \$188,278.00 (**HUD activity 739**) which was spent on CDBG program administration and planning; providing for the general management, oversight, and coordination of the above described activities.

◆ ***Expand economic opportunities to eliminate slum/blighted areas or spot slum and blight.***

Although no funds were provided for a Code Enforcer Officer the City did report that Code enforcement efforts were carried out by the City using general funds, so as to eliminate blighting influences in the promotion of safe, livable neighborhoods and to promote redevelopment. Code enforcement actions were performed citywide. During this reporting period (Oct. 1, 2009 - Sept. 30, 2010), activities included area clean-ups, enforcement of code violations, and public education. There were actions taken on the following violations: 635 junk vehicles; 2,554 for weeds/grass; 528 parking on property illegally; 409 open storage, and; 827 trash/debris violations identified. Code enforcement actions included: 5,390 site visits; 5,539 cases filed with 7,817 re-inspections, and; 43 citations issued.



## **H. Changes in Program Objectives**

No changes in priority needs or objectives were made during the reporting period.

## **I. Geographic Distribution**

CDBG and HOME funds are distributed throughout the community based upon need. Because low income, elderly, disabled and special needs homeowners and renters reside throughout the city, housing assistance is available citywide. Homeless persons and potentially homeless also reside throughout the City making the need for shelter and housing a citywide activity. Services provided for the homeless population are located to provide maximum accessibility. Public facilities and infrastructure are provided in areas of the City where at least 51% of the population meets low and moderate-income guidelines or the clients are at least 51% low to moderate income eligible. Information on project locations is provided in the summary for each activity and also in a map format at the end of this report.

## **J. Actions to Address Other Priority Needs**

The City of Bryan also took the following actions (**K.**) to help alleviate obstacles, identified as part of the 2005-09 Consolidated Plan process, to meeting the City's identified needs.

## **K. Meeting Under-Served Needs**

The primary obstacle to meeting underserved needs remains lack of funding. The City worked with local non-profits to research funding opportunities and to prepare funding applications. Examples of this cooperation include the City of Bryan review of Twin City Mission's application for Continuum of Care Grant funds on an annual basis. They also received funds from Tenant Based Rental Assistance, with renewal continuum of care grants from HUD. Approximately 41 households have been assisted by these restricted funds with tenant-based rental assistance, security deposits and case management programs. They provided 41 new security deposits at 5 LIHTC properties in College Station in 2009-10, with HOME funds from the City of College Station, with a remaining balance of \$26,416.00 from a contracted amount of \$50,000. In addition the City, through the Brazos Valley Coalition for the Homeless, provided technical assistance to TCM, who is applying for HUD's 2010-2011 Continuum of Care Grant for \$265,363.00 in renewals TX01B508001 for the Transitions and supportive services for \$166,984, Supportive Housing – Case Management TX01B508002 for \$64,431.00 and HMIS \$33,948, TX01B508003. One new continuum of care grant has been applied for also, an HMIS Expansion Grant totaling \$230,234 (\$76,744.66 3 years) which will enable more organizations within the Brazos Valley Coalition for the Homeless to participate actively in the HMIS reporting process. All continuums of care current grants were reported under Homeless Plan Priorities.

The 2-1-1 Texas/United Way program is available to the general population of the Brazos Valley Region (301,358) with funds provided by the State of Texas Health & Human Services Commission of \$338,048 and \$30,000 from United Way of the Brazos Valley. 2-1-1 has three main goals: 1) provide information and referrals on local, state and national resources for health and human service needs; 2) provide local and state response information in times of emergency/disaster; 3) serve as the information link for Governor Perry's State of Texas Homeland Security Plan.

United Way recently completed its Regional Community Assessment 2010. The data identified three areas of emphasis for United Way to target for community impact: **Education** – early education for youth and education that leads to a stable job; **Financial Stability** – that can support a family now and through retirement; and **Health** – that includes healthy lifestyle choices, affordable health care and a safe community for everyone. Each committee is in the process of formulating new goals for community impact.

United Way's Financial Stability Committee continued to operate the Community Tax Center (Volunteer Income Tax Assistance (VITA)) site, for the 3<sup>rd</sup> year, in partnership with Brazos Valley Workforce Solutions, Citibank, City of Bryan, Macy's Foundation, Texas AgriLife and Texas A&M's Mays Business School.

Funding was provided by Citibank (\$15,000), Macy's Foundation (\$2,500), City of Bryan (\$5,000) and United Ways of Texas (\$3,000). This past tax season we conducted 45 free tax preparation sessions in five of our regional counties, providing \$47,000 of free tax preparation services. We assisted 264 low-to-moderate tax filers in receiving \$305,228 in tax credits and refunds. Thirty-one volunteers served as tax preparers and greeters for a total of 953 volunteer hours.

Additionally, the Financial Stability Committee implemented the IDA (Individual Development Account) program, a matched savings program which assists individuals/families to build assets. Clients save an agreed-upon amount of money for the purchase of a home, starting a small business or furthering their education. Example: Client saves \$2,000; funds are matched 2:1 (\$4,000). Client now has \$6,000 for home down payment, operating capital for small business or educational enrollment fees and books. Currently there are nine clients in the program with five saving for a home; three saving for their education and one beginning a small business. Clients are also required to attend a 10-hour financial education course, Money Smart, which is provided by United Way.

The Brazos Valley United Way funds (\$875,000) 25 non-profit agencies to assist us in achieving our goals. Community Development staff provides technical support to the local United Way by serving on several committees such as the Information and Referral Regional Advisory Committee, Chairing the Financial Stability Committee, and assisting us with the City's internal United Way community campaign. In addition, City staff served on several committees for Project Unity, a non-profit agency which provides collaborative support to other non-profits through quarterly meetings to provide better access to services. Project Unity received over \$3.3 million from state and local sources including approximately \$825,384 in grants awarded by Texas Department of Family and Protective Services; \$461,614 contracted from Brazos Valley Council of Governments HIV/AIDS services (which includes \$401,876 from Ryan White and Texas Department of State Health Services Funds and \$59,737 from Housing Opportunities for Persons with AIDS); \$1,858,500 from Brazos Valley Community Action Agency; \$32,659 from Office of the Attorney General and \$20,000 in Bryan CDBG funds for Safe Harbour Access & Visitation Program; local resources including Citibank, City of College Station, Bryan Texas Utilities and community donations for \$127,613. Project Unity staff provided case management services (including utility assistance, housing assistance, clothing assistance, fee assistance, transportation assistance and vehicle repair assistance) to 5,815 unduplicated households (15,172 unduplicated clients) and facilitated meetings for 80 partners with more than 250 members. Through property donation to Habitat for Humanity, materials to Elder Aid and the use of City crews and volunteers, the City has been able to provide housing to low-income families at reduced costs.

### **L. Foster and Maintain Affordable Housing**

The City maintains a strong commitment to preserving and maintaining the existing stock of affordable housing. HOME funds specifically target housing activities for low-income persons and families. During the planning process of the 2005-09 5-Year Consolidated Plan, the Community Development Advisory Committee continued to explore the issue of affordable housing and presented housing priorities to the Bryan City Council. As a result of their interaction with professionals in the housing industry, the public, Community Development Services staff and housing providers, the following priorities were identified: home ownership, special needs housing and well maintained and aesthetically pleasing home sites.

2009 CDBG and HOME funds were used to address these needs and those identified in the 2005-09 5-Year Consolidated Plan through the following activities:

- ◆ **Housing Infrastructure/Re-development Assistance** - technical assistance to private developers seeking to build single-family residential units.
- ◆ **Home Owner Housing Assistance** - Rehabilitation or reconstruction of substandard, low-income owner occupied homes.
- ◆ **Down Payment Assistance** - Closing cost; down payment and technical assistance for homebuyers.
- ◆ **New Housing Construction Assistance** - Assistance to developers of affordable housing including Habitat projects, and CL3 Homes.

A total of \$767,594.22 (includes program income of \$2,633.40 and \$342,609.40 CDBG grant, not including Public Service Agencies and administrative, and \$424,984.82 (includes \$57,836.57 in program income) HOME grant, not including CHDO and administrative) were expended for housing and related activities (includes all rehabilitation, program delivery, interim assistance, down payment assistance, acquisition, and infrastructure activities. The total includes current year expenditures drawn on IDIS, and current report year payables. These funds leveraged an estimated \$10,368,908.35 from other private funds, fee waivers, and mortgage lending.

The City also continued to develop its relationship with non-profit housing and service providers to improve the quality and quantity of affordable housing stock locally including: Habitat for Humanity- property donations, Brazos Valley Community Action Agency- weatherization and homebuyer counseling programs, Elder Aid - housing repairs, City of College Station- joint effort homebuyer's seminars, Decent Affordable Safe Housing (D.A.S.H.)- technical assistance determining housing needs of community, Brazos Valley Homeless Coalition- technical assistance for funding, Home Builders Association- contractors and marketing efforts.

### **M. Actions to Affirmatively Further Fair Housing Choice**

#### **Affirmatively Furthering Fair Housing**

As part of its mission to administer federal grants, the City of Bryan Community Development Services Department is required by Executive Order 12892 to affirmatively further fair housing in the programs and activities within its jurisdiction. The City of Bryan has adopted a Fair Housing Ordinance under Chapter 58, Article II of the City of Bryan Code of Ordinances and conducts an Analysis of Impediments to Fair Housing Choice update every five years to coincide with the 5-Year Consolidated Plan process.

#### **Local Observations**

- While no local policies were identified as barriers to affordable housing, the recently enacted federal SAFE Act was identified as a potential barrier to local Fair Housing choice. Passed by Congress in 2008 as a component of the Housing and Economic Recovery Act, it is likely that, due to SAFE requirements, lender fees will rise and mortgage products become limited, directly impacting housing options and affordability in the City of Bryan and throughout the state.
- According to HMDA data, Black applicants' incidence of loan denial is higher than their percentage of their population as a whole and most often due to poor credit history ratings. Hispanics and Blacks have higher incidences of government insured loan denials due to excessive debt and inadequate collateral, respectively.
- Most dilapidated housing is located in low to moderate income areas based upon housing condition survey data collected for the 2010 – 2014 5-Year Plan.
- A review of advertising indicates that local housing providers, lenders, and insurers should be diligent to include fair housing logos and diverse human models, as well as bilingual advertising.
- The City's land use policies discourage large, high-density multifamily developments in areas the City is interested in improving with retail or other economic development activity, or in maintaining neighborhood integrity.
- The City promotes scattered site, low-density low-moderate income housing rather than concentrated affordable housing. Such efforts are important to limiting the concentration of poverty in the City.
- Current limits on the numbers of occupants in a single family dwelling likely meet the test of reasonableness under the Fair Housing Act, although some Residential Conservation Districts allow only 2 unrelated adult residents and could be found not to meet the test of reasonableness under the Fair Housing Act.

- There have been no actions initiated by DOJ or HUD against City, Company, or Corporation within the City and no administrative complaints concerning the City of Bryan have been received. Nineteen rental discrimination complaints were made during the 2005-09 period. Most involved rental terms, conditions, or facilities. The primary basis for complaints was disability (28%), followed by family status and race (20% each). All cases were found to be without cause, withdrawn, or dismissed.

### **Recommendations**

- Forward comments to the appropriate government agencies registering the City's concerns over the SAFE act and its possible negative impact on affordability and housing choice for disadvantaged populations.
- Consumer credit counseling, budgeting and homebuyer education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.
- Increase fair housing educational and outreach activities to ensure a greater distribution of bilingual materials on the Internet, in the public library and through public service radio and television ads and outreach, especially on Spanish-language radio stations, that inform citizens on their rights and how to file complaints about housing discrimination.
- Continue rehabilitation and reconstruction programs and particularly target clusters of dilapidated housing in low-moderate income minority areas as well as work to identify target areas where the City's Capital Improvements Project funding can be effectively leveraged with federal grant funds.
- Provide outreach to work with local lenders, insurers, and housing providers to ensure non-discrimination in advertising and in providing housing and housing services.
- Encourage local multi-family rental property owners to use and display equal housing logos in printed and broadcast advertising materials.
- The City should review Affirmative Marketing Plans for any local, city assisted Housing Tax Credit, HOME, or other federally-assisted developments to ensure and encourage affirmative marketing .
- Down-payment and closing costs assistance should continue to be a component of homebuyer programs by the City and local housing assistance agencies serving lower-income homebuyers.

### **The Analysis of Impediments**

During this reporting period an update to the City's Analysis of Impediments (AI) was completed to coincide with development of the City of Bryan's 2010-2014 Consolidated Plan. Following are observations, recommendations and actions that were identified while preparing the updated AI.

### **Sources and Methods**

The AI utilized data from a variety of sources, to include but not limited to: the U.S. Census Bureau, the Real Estate Center at Texas A&M University, the Bryan/College Station Association of Realtors Multiple Listing Service, the City of Bryan Community Development, Geographic Information Systems, and Planning and Development Services Departments, the Brazos County Appraisal District, FFIEC, the Bryan Economic Development Corporation, and the 2010 Community Needs Assessment Survey.

### **Funding of Affirmatively Further Fair Housing**

**Funding of Fair Housing activities** - The City of Bryan funds the following fair housing activities using CDBG funding:

- Presentation and dissemination of fair housing material at public meetings.
- Conducts periodic surveys of the public, local housing industry and agencies to identify issues involving housing discrimination in the community.
- Web and print public needs assessment surveys are conducted annually regarding Fair Housing.

**CDBG funding of Fair Housing activities by others** - The City of Bryan accepts applications for CDBG funding from eligible public service agencies, including agencies working to further fair housing.

**In-kind contributions in support of Fair Housing** - The following are in-kind contributions in support of fair housing provided by the City of Bryan:

- Webpage link to the Department of Housing and Urban Development and fair housing information: [http://www.bryantx.gov/departments/?name=fair\\_housing\\_and\\_discrimination](http://www.bryantx.gov/departments/?name=fair_housing_and_discrimination)
- Participates in the Homebuyer Education Coalition which educates homebuyers about the home buying process, including fair housing.
- Display of the Fair Housing Poster prominently throughout the Community Development office, and use of the Fair Housing logo on all promotional materials.
- Outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis.
- The City maintains and utilizes an Affirmative Marketing Policy process to directly market newly-developed City-assisted housing units to minority groups least likely to apply.
- Staff meets with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- The City has conducted public outreach regarding availability of housing and housing assistance, including Spanish-language radio broadcasts, translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient.

**Evaluation of activities utilizing CDBG funding.** Analysis of public hearing comments and survey data regarding fair housing activities finds continued emphasis on continuing fair housing presentations to the public and building public awareness of fair housing continues to be effective in increasing awareness. From the 2010-2014 Consolidated Plan Community Needs Assessment, 7% of surveyed respondents expressed a problem with discrimination. A chi-square analysis indicates that significantly more than expected respondents experienced problems in buying or renting property due to inability to afford rent/payments, inability to get a loan, a lack of down-payment resources, and credit difficulties.

No applications for non-profit Public Service Agency CDBG funding were received by organizations working to further fair housing in the previous plan period, however the Homebuyer Education Coalition in which Community Development Services staff participate has provided Fair Housing and housing education and counseling to an average of 20 households per year who have successfully become homeowners.

Use of the Affirmative Marketing Policy and Spanish-language outreach has served to increase the number of inquiries and applicants for the City's housing programs, and local for-profit and non-profit homebuilders have successfully increased the supply of decent, affordable housing available in both low to moderate income neighborhoods and city-wide as a result of the City's outreach and technical assistance.

#### **Affirmative Marketing Policy and Procedures**

In accordance with HOME regulations and in furtherance of the City's commitment to non-discrimination and equal opportunity in housing, the City has established procedures to affirmatively market units constructed or rehabilitated through its affordable housing programs. The City believes that individuals of similar economic levels in the same housing market area should have available to them a like range of housing choices regardless of their race, color, religion, sex and national origin.

The City is committed to affirmative marketing, which is in housing programs through procedures that the City and participating owners follow. These goals are reached by informing the public, potential tenants, and owners about Federal Fair Housing Laws and Affirmative Marketing Policies and informing persons of all

racial, ethnic and gender groups about unit availability. The City will also attract and solicit applications from persons not likely to apply without special outreach.

The City identified African American and Hispanic households as two groups in the local housing market who would likely not apply for the units without special outreach. Having identified these two groups, the Community Development Services Department employs special outreach methods to enhance minority awareness of the City's affordable housing programs.

For the African American community, the City contacts churches serving that community in the neighborhood of developments, and requests that these organizations inform members the availability of newly-developed housing units and housing assistance programs. Likewise, the City contacts churches serving the Hispanic community in neighborhoods with development activity and the local LULAC group in order to request that these organizations inform members of their organizations about the availability of newly developed housing units and housing assistance programs.

The City keeps records of racial, ethnic and gender characteristics of home buyers, homeowners and applicants for a minimum of five years following project completion and maintains copies of advertisements and other efforts of special outreach. The City will also require that organizations receiving federal housing funds through the Community Development Services Department also keep records of how available properties were marketed.

Finally, the City conducts assessments and corrective actions, as needed, to gauge the effectiveness of affirmative marketing efforts and reviews information related to procedures and successes in encouraging minority participation in its affordable housing programs. To determine results, the City examines whether or not persons from the African American and Hispanic groups applied for or became tenants or owners of units that were affirmatively marketed. When found that they are represented, the City assumes its procedures were effective.

### **Analysis of Local Housing Market and Business Practices**

**Advertising policies and practices:** 42 U.S. Code § 3604 (c) codifies that it shall be unlawful to "make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a dwelling that indicates any preference, limitation, or discrimination based on membership in a protected class, or an intention to make any such preference, limitation or discrimination". Following are observations related to local housing market business practices.

- The City of Bryan Community Development Staff reviewed six months of real estate sale and rental advertisements published in the local newspaper of record, The Bryan/College Station *Eagle* from January through June, 2010 to ascertain that prohibited terminology was not used, that no preferences concerning protected classes were evident, and that models were of diverse groups.
- The real estate classified section properly contains an equal housing opportunity notice, and no overtly discriminatory advertisements or use of prohibited terms was found. Based on this review, there is judged to be no impediments to fair housing with regard to newspaper advertising in Bryan.
- Radio and television advertising were also monitored during this period, though there were comparatively few ads. Cox Cable channel 11 is exclusively devoted to ads for home sales. These were reviewed, and the narratives and photos were found to be non-discriminatory.
- Since 2005, no complaints have been made regarding discriminatory advertising.

**Homeowners Insurance:** No studies have indicated impediments to fair housing existing in the Bryan homeowners insurance market. Following are observations regarding the local insurance market.

- Advertising: A review of the homeowners insurers advertising in the Verizon Yellow Pages indicates no discriminatory practices. The yellow pages are the predominant advertising medium for insurance companies in the area.
- Affirmative marketing: Ads generally have no pictures, other than some with agents' photos, and some have equal housing opportunity logos and also advertise services in Spanish. It is noted that no minorities appear in the advertisements, and it is recommended that ads using pictures include minority models.

- Location of Agents/Offices: There are 78 insurance agents and offices offering insurance services in Bryan, according to the Verizon Yellow Pages. Review of the business locations show that they are distributed primarily along major thoroughfares, without regard to racial concentrations. Several offices are located nearby neighborhoods of racial concentration.
- Policies: No studies indicate discrimination on the basis of (i) age, (ii) geographic marketing, or (iii) value/replacement cost to values by insurers in Bryan.

**Rental Housing:** Rental housing is of primary concern, as this housing type originates most fair housing complaints in Bryan. Following are observations related to the local rental market.

- Advertising: A review of advertising by rental housing providers indicates no overtly discriminatory practices, however, it should be noted that only a small minority of providers utilize the equal housing opportunity logo in their advertising. Though few models are used, use of human models are almost always exclusively White. Also omitted from advertising are references to units available for handicapped residents, or use of Spanish language. A large proportion of newspaper ads indicate "No HUD". Most apartment and property management websites do display the equal housing logo, although it is interesting to note that the local B/CS Apartment Association does not.
- Steering based on protected class status: There is no indication of steering based upon protected class status in the rental housing market in Bryan.
- Affirmative Marketing Programs: The City of Bryan has not participated in a rental development of five or more units, and has not received documentation of any affirmative marketing programs. However, in the future, if the city participates in a development of five or more units, an affirmative marketing plan will be required.

**Sale of Existing Housing.** Following are observations related to the local single housing sales market.

- Steering based on protected class status: There is no evidence of steering the sales market. The local Regional Association of Realtors conducts regular training programs regarding non-discrimination.
- Advertising: A review of advertising by rental housing providers indicates no overtly discriminatory practices. Many Realty companies display the equal housing logo on their printed advertisements, however many do not. Almost all do display the logo on their websites, however. Most photographs and pictures in printed material do incorporate diverse models.
- Affirmative Marketing Programs/VAMAs: VAMAs are required for federally insured or assisted housing units. However there is not a centralized, accessible database to determine if any have been submitted to HUD.

**Zoning:** The City of Bryan's policies and guidelines for single-family and multifamily housing are discussed in the Comprehensive Plan and also in other ordinances passed by the City Council. A review of the City's policies and guidelines did not reveal any impediments to fair housing choice for any protected class. Following are observations related to local zoning and land use policies.

- Group home issues: Group homes are allowable by Conditional Use Permit or in multifamily-zoned districts. There are two (2) current group homes in Bryan.
- Familial status: Currently, the limit of unrelated occupants in a residential dwelling is set at four persons, though a Residential Conservation District allows only 2 unrelated adults.
- Public housing: There are public housing units in the City of Bryan operated by the Public Housing Authority of the City of Bryan.
- Homeless persons: No ordinance other than those relating to securing unsafe structures address homelessness or vagrancy.

**Lending:** No discrimination complaints have been filed regarding fair lending practices. Following are observations related to the local mortgage lending market.

- Advertising: A review of the mortgage lenders advertising in the Verizon Yellow Pages indicates no discriminatory practices. Ads generally have no pictures, other than some with staff photos, and most



have equal housing opportunity logos or text indicating they are fair housing lenders. It is recommended that ads using pictures include minority models. It is also recommended that ads include Spanish language. A review of lenders internet webpage advertising indicates that some smaller lenders have not included an equal housing opportunity logo or statement on their websites. It is recommended that these lenders receive fair housing outreach education efforts.

- Affirmative marketing programs: There are no affirmative marketing programs on file from lenders.
- Location of Branches/Offices: There are 77 local branch mortgage lenders reporting that they originate loans in Bryan/College Station, according to FFIEC data. Local lenders are distributed primarily along major thoroughfares, without regard to racial concentrations.
- Evaluation and Analysis of HMDA Data: HMDA data is reported for the combined Bryan/College Station MSA. Separate City of Bryan only data is not available.

**Following is an analysis of the disposition of loans for the Bryan-College Station MSA using the latest available HMDA data.**

Conventional Loan Denials by Race / Ethnicity - B/CS MSA			
Race / Ethnicity	% Denials	% in MSA	Top 2 Reasons
White	12.6%	75.0%	34% Credit / 17% Collateral
Black / African American	30.5%	11.3%	70% Credit / 13% Debt-to-Income
Hispanic / Latino	21.4%	20.0%	49% Credit / 16% Debt-to-Income

Total Applicants	% Denials	% in MSA
2,891	13.7%	100.0%

Source: 2008 FFIEC HMDA Data

**Observation:** HMDA data indicates that Black applicants' incidence of conventional loan denial is approximately 19% higher than their percentage of their population as a whole. The large majority (70%) of denials for Black applicants were because of poor credit history ratings. This data suggest that consumer credit counseling and homebuyer education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.

FHA / VA / FSA / RSA Loan Denials by Race / Ethnicity - B/CS MSA			
Race / Ethnicity	% Denials	% in MSA	Top 2 Reasons
White	6.3%	75.0%	27% Credit / 22% Debt-to-Income
Black / African American	10.0%	11.3%	33% Debt-to-Income / 22% Credit
Hispanic / Latino	7.0%	20.0%	43% Collateral / 29% Debt-to-Income

Total Applicants	% Denials	% in MSA
895	7.2%	100.0%

Source: 2008 FFIEC HMDA Data

**Observation:** The higher incidence of government insured loan denials by Black applicants, particularly due to debt-to-income ratios, indicates that consumer credit counseling and personal budgeting education would be warranted, particularly for minority populations. A noted high percentage of loan denials for Hispanic applicants due to inadequate collateral (43%), suggests that down-payment and closing costs assistance should continue to be a component of lower-income homebuyer programs.

Refinance Loan Denials by Race / Ethnicity - B/CS MSA			
Race / Ethnicity	% Denials	% in MSA	Top 2 Reasons
White	26.0%	75.0%	25% Credit / 24% Collateral
Black / African American	51.4%	11.3%	47% Credit / 23% Debt-to-Income
Hispanic / Latino	40.6%	20.0%	39% Credit / 20% Debt-to-Income

Total Applicants	% Denials	% in MSA
1,910	28.5%	100.0%

Source: 2008 FFIEC HMDA Data

**Observation:** According to HMDA data, both Black and Hispanic applicants experience higher refinance loan denial percentages as compared to their respective percentages of the population as a whole (40.1% and 20.6% higher for Blacks and Hispanics, respectively). Poor credit history rating remains the primary reason for loan denials (47% for Blacks and 39% for Hispanics), suggesting that consumer credit counseling and personal budgeting education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.

Home Improvement Loan Denials by Race / Ethnicity - B/CS MSA			
Race / Ethnicity	% Denials	% in MSA	Top 2 Reasons
White	41.0%	75.0%	54% Credit / 16% Collateral
Black / African American	69.6%	11.3%	74% Credit / 11% Collateral
Hispanic / Latino	61.4%	20.0%	68% Credit / 11% Debt-to-Income

Total Applicants	% Denials	% in MSA
612	46.2%	100.0%

Source: 2008 FFIEC HMDA Data

**Observation:** HMDA data indicates that both Black and Hispanic applicants for home improvement loans experience very high denial rates as demonstrated in the table above. Denials are due, primarily, to poor credit history ratings (74% for Blacks and 68% for Hispanics). Loan denial percentages, as compared to respective percentages of the population as a whole, are 58.3% and 41.4% higher for Blacks and Hispanics, respectively. This data suggests that consumer credit counseling and homeowner education should be a priority in the assistance provided by the city and other local housing assistance providers, and should be affirmatively marketed to minority populations.

#### Potential Areas of Discriminatory Practices and Identification of Impediments:

- The most likely potential discriminatory practices may develop through discriminatory advertising by providers of sale or rental housing. Housing providers should be encouraged through public outreach to display fair housing logos on their advertising and marketing materials, and to use diverse human models in photos and pictures.
- Another potential discriminatory practice may be the development of a trend toward reducing the number of occupants in single family dwellings, either through current use of the Residential Conservation District zoning, or by future modification of the Zoning Ordinance in order to reduce neighborhood difficulties with traffic and noise by student residents.
- The current occupancy limit imposed by the constitution of the State of Texas is found in the Texas Property code, and generally allows adult occupants to number three times the number of bedrooms in the unit:

§ 92.010 OCCUPANCY LIMITS. (a) Except as provided by Subsection (b), the maximum number of adults that a landlord may allow to occupy a dwelling is three times the number of bedrooms in the dwelling. (b) A landlord may allow an occupancy rate of more than three adult tenants per bedroom: (1) to the extent that the landlord is required by a state or federal fair housing law to allow a higher occupancy rate; or (2) if an adult whose occupancy causes a violation of Subsection (a) is seeking temporary sanctuary from family violence, as defined by Section 71. 004, Family Code, for a period that does not exceed one month. (c) An individual who owns or leases a dwelling within 3,000 feet of a dwelling as to which a landlord has violated this section, or a governmental entity or civic association acting on behalf of the individual, may file suit against a landlord to enjoin the violation. A party who prevails in a suit under this subsection may recover court costs and reasonable attorney's fees from the other party. In addition to court costs and reasonable attorney's fees, a plaintiff who prevails under this subsection may recover from the landlord \$500 for each violation of this section. (d) In this section: (1) "Adult" means an individual 18 years of age or older. (2) "Bedroom" means an area of a dwelling intended as sleeping quarters. The term does not include a kitchen, dining room, bathroom, living room, utility room, or closet or storage area of a dwelling. Added by Acts 1993, 73rd Leg., ch. 937, § 1, eff. Sept. 1, 1993. Amended by Acts 2003, 78th Leg., ch. 1276, § 7.002(o), eff. Sept. 1, 2003.

Occupancy limits have also been addressed by the Federal Fair Housing Act of 1968 and corresponding legislative history. The following quotations regarding occupancy limits and familial status are taken from City of Richmond Heights, Ohio, *Defendant*, City of Warrensville Heights, Ohio; City of Fairview Park, Ohio; City of Bedford Heights, Ohio, *Defendants-Appellees* in the U.S. Court of Appeals, 6<sup>th</sup> Circuit.

Despite its broad goal of eradicating discrimination in housing based on familial status, however, Congress also recognized the legitimate interests local and state governments have in enacting non-discriminatory occupancy restrictions. Accordingly, Congress made clear that:

These provisions are not intended to limit the applicability of any **reasonable** local, State, or Federal restrictions on the maximum number of occupants permitted to occupy a dwelling unit. A number of jurisdictions limit the number of occupants per unit based on a minimum number of square feet in the unit or the sleeping areas of the unit.

**Reasonable** limitations by governments would be allowed to continue, as long as they were applied to all occupants, and did not operate to discriminate on the basis of race, color, religion, sex, national origin, handicap or familial status. *Id.* at 31; *see also Edmonds*, 514 U.S. at 735 n.8 (quoting legislative history). (Emphasis added)

It is possible that limiting occupancy in single family dwellings within the City or within neighborhoods may violate the test of whether or not occupancy limits are reasonable or discriminate against families. It is recommended that the City maintain awareness of this issue as case law is decided.

## Housing Availability and Affordability Profiles

### Single-Family Housing Affordability

In terms of affordability, the single-family housing in the Bryan-College Station (B/CS) MSA is somewhat less affordable than comparable markets. A comparison of similar sized university communities reveals a slight lack of affordability in the B/CS market. A ratio of 1.0 indicates that the median family income is exactly equal to the income that a lender would require for the family to purchase a median-price dwelling. A ratio greater than 1.0 means that median-income families earn more than enough needed to buy a median-priced house.

The following chart shows that the city's market is slightly less affordable than Abilene, Denton, Lubbock, Nacogdoches, Tyler and Waco and slightly less affordable than the Texas market at large. While the local market may be somewhat less affordable than similar Texas markets, we are slightly more affordable than the national market. The trend for the state, national and local markets, however, has seen affordability increase each year since 2007.

**Housing Affordability Comparison**

Texas MLS Area	3 <sup>rd</sup> Quarter 2009	2008	2007
<b>Bryan-College Station</b>	<b>1.80</b>	<b>1.64</b>	<b>1.50</b>
Abilene	2.07	2.01	1.78
Denton	2.19	1.98	1.54
Lubbock	2.28	1.93	1.91
Nacogdoches	2.16	1.56	1.47
Tyler	1.99	1.68	1.55
Waco	2.18	1.84	1.78
<b>Texas</b>	<b>1.84</b>	<b>1.59</b>	<b>1.45</b>
<b>USA</b>	<b>1.57</b>	<b>1.33</b>	<b>1.11</b>

Source: Real Estate Research Center at Texas A&M University

### Local Rental Housing Market

According to the city's building permit reports, Bryan's rental housing development slowed two of the last three years as the market absorbed the units built during the first several years of the last decade. The year 2008 was an exception, which saw a significant increase in both numbers and values of new units. Otherwise, a slight decline in multi-family construction allowed rental rates to remain steady, and occupancy rates to improve somewhat. Following is information pertinent to the local rental market.

- Locally, the average rental cost per square foot in 2008 was \$0.78 as compared to the higher rate of \$0.83 for the Texas Average. This demonstrates a slightly more affordable rental market locally, as compared to other Texas metropolitan markets. Following is information from the Real Estate Center at Texas A&M University providing the most current apartment statistic for our metro area.

**Bryan-College Station Apartment 2008 Statistics**

<b>Rent / Occupancy</b>	<b>Bryan/College Station</b>	<b>Texas Metro Average</b>
Average rent per square foot	\$0.78	\$0.83
Average occupancy rate	95.8%	93.9%

**Source:** Real Estate Research Center at Texas A&M University

- Permits for 1363 multi-family rental units were issued in Bryan between 2005 and the end of 2009, with a large increase in Bryan apartment development in 2007 and even larger in 2008. A correlating spike in apartment construction also seen in the B/CS Station MSA as a whole in 2008. Much smaller numbers of new apartment constructions was observed in 2009 for both Bryan and College Station, suggesting moderation due to the economic slowdown of 2009-2010. Permits for multi-family rental units in early 2010 continue to be slow as compared to previous years.
- The fall semester enrollment for incoming freshmen at Texas A&M University was at an all-time-high, and Blinn College continues to grow, therefore the local residential rental demand will be healthy. These two institutions represent approximately 57,000 students, of which approximately 48,000 rely on off-campus housing.
- The following chart provides a comparison between the local market's rental rates and the U.S. Department of HUD's published Fair Market Rental Rates.

<b>Average Rental Rates as Compared to Fair Market Rates Bryan/College Station, 2009</b>		
<b>Size / Type Unit</b>	<b>Average Market Rent / Unit</b>	<b>FY2009 Fair Market Rents</b>
0 Bedroom (Studio)	\$519.85	\$591.00
1 Bedroom	\$612.67	\$668.00
2 Bedroom	\$696.25	\$816.00
3 Bedroom	\$911.54	\$1,034.00
4 Bedroom	\$1,206.00	\$1,066.00

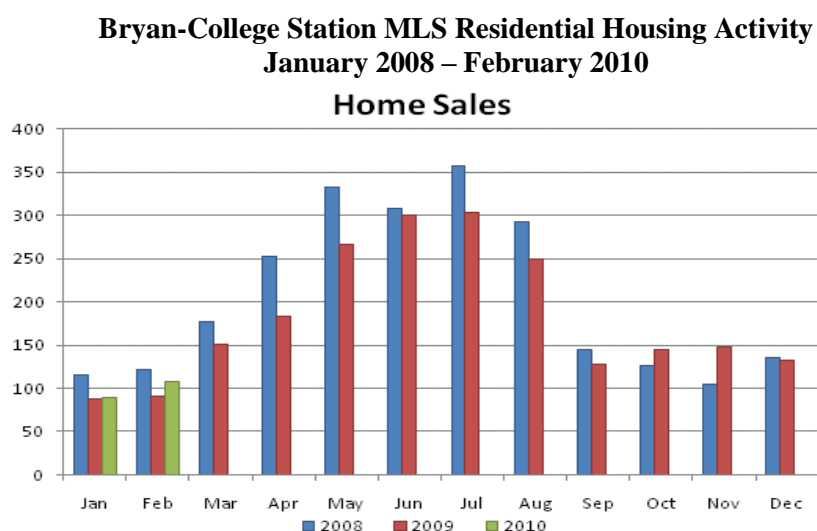
**Source:** Real Estate Center at Texas A&M University; O'Conner & Associates; and; U.S. Department of HUD

- At \$911.54 in rent per month, a four person, moderate-income family (80% of AMI - \$44,900 annual income), will spend 20% of its annual income on rent for a three bedroom apartment. This is an affordable monthly rent based on income.
- At \$911.54 in rent per month, a four person, low-income family (50% of AMI - \$28,050 annual income), will spend 32% of its annual income on rent for a three bedroom apartment. This is a marginally affordable monthly rent based on income.
- At \$911.54 in rent per month, a four person, very-low income family (30% of AMI - \$16,850 annual income), will spend 67% of its annual income on rent for a three bedroom apartment. This is not an affordable monthly rent based on income.
- As the chart above indicates, the local average market rents per unit are typically reasonable, as compared to the U.S. Department of HUD's published Fair Market Rents for our Metropolitan Statistical Areas. One exception is the average market rent for 4-bedroom units, which calculates to be approximately 13% higher than published Fair Market Rent for our market.

In summary, local rental supply and pricing appears adequate and affordable to all but the lowest income residents. There will be continued upward pressure on demand and pricing due to the student population, who are often supported financially by family members and can therefore pay higher rents in spite of their lack of substantial income. Therefore, increased job opportunities for the lower income households is just as important as the addition of new affordable rental units. The continued and expanded funding for housing vouchers/certificates for very low and low income families is also an important component in addressing rental housing affordability in our community.

### Local Single Family Sales Market

The local single-family sales market has seen a decrease in the number of homes sold over the last three years, however there has been a continued increase in the average sales price of homes sold. While number of sales in early 2010 are slightly ahead of 2009 numbers (see B/CS MLS Residential Housing Activity Chart below), they still lag behind the sale numbers recorded for the same period in 2008.



**Notes:** Residential data includes single-family, townhouses and condominiums.

**Source:** Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

February of 2010 saw the highest number of MLS listings for one month (1,439) seen in the previous two years. Review of Housing Price Index (HPI) information for the last five years ending in December of 2009 shows that, with the exception of the third quarter of 2009, healthy home price increases are seen as compared to the same reporting quarter of each previous year. The rise in HPI for 2009 was less dramatic than the HPI for the four quarters in 2008. However, in comparing the B/CS to two other comparably sized, university communities in Texas (Lubbock and Waco), we find that over the last twenty quarters, the B/CS reported HPI's have been calculated higher eleven times, compared to Lubbock's and Waco's three and six times, respectively.

The MLS chart below indicates a softening of the local single-family market and an elevated inventory for the first two months of 2010. This may temporarily slow the increase in home prices, which may be advantageous to first-time and lower income buyers trying to enter the market. However, the current economic distress may negate any advantage that first-time and lower income buyers may realize.

**MSA HPI Comparison for B/CS, Lubbock, and Waco**  
**Four-Quarter Percent Change in FHFA MSA-Level House Price Indexes**

Year	Quarter	B/CS	Lubbock	Waco	Year	Quarter	B/CS	Lubbock
2009	4	2.79	1.38	1.55	2007	2	5.28	2.91
2009	3	0.62	2.67	2.30	2007	1	7.11	2.33
2009	2	3.49	2.16	4.38	2006	4	8.99	4.48
2009	1	5.78	2.08	3.16	2006	3	5.90	3.91
2008	4	6.82	2.70	0.77	2006	2	4.68	3.55
2008	3	6.02	2.52	2.11	2006	1	3.97	4.33
2008	2	4.82	2.20	1.08	2005	4	2.56	3.12
2008	1	2.79	4.10	1.78	2005	3	4.42	3.89
2007	4	1.80	0.85	7.36	2005	2	4.50	4.42
2007	3	3.86	1.56	2.57	2005	1	3.71	4.34

**Source:** Federal Housing Finance Agency

**B/CS MSA Housing Price Index (HPI) Comparison**  
**Four-Quarter Percent Change in Level House Price Indexes**  
**(All Transactions Index, 2009Q4)**

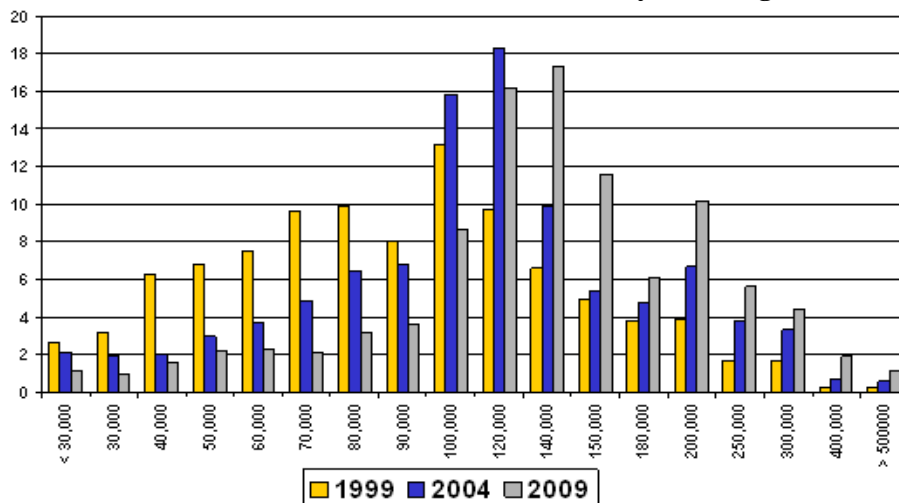
Year	Quarter	B/CS	Texas
2009	4	2.79	0.83
2009	3	0.62	-0.17
2009	2	3.49	-0.01
2009	1	5.78	-0.10
2008	4	6.82	0.16
2008	3	6.02	1.17
2008	2	4.82	1.63
2008	1	2.79	2.11
2007	4	1.80	3.58
2007	3	3.86	5.15
2007	2	5.28	6.06
2007	1	7.11	6.34
2006	4	8.99	6.65
2006	3	5.90	6.25
2006	2	4.68	6.15
2006	1	3.97	6.47
2005	4	2.56	5.91
2005	3	4.42	5.42
2005	2	4.50	4.62
2005	1	3.71	4.13

**Source:** Federal Housing Finance Agency

After a five to six year increase in the number of homes sold in Bryan-College Station, the number of homes sold declined in 2007, 2008 and 2009, while the average sales price continued to rise. In the city's 20005-2009 5-Year Consolidated Plan, the largest two price ranges of homes sold were \$110,000 - \$119,999

(15.8%) and \$120,000 - \$139,999 (18.3%). In 2009, the two highest percent ranges shifted up to \$119,999 - \$139,999 (16.2%) and \$140,000 - \$159,999 (17.3%). The following charts and graphs demonstrate how the price distribution of single-family homes sold in local market has, over the last decade, shifted from being predominately in the \$70,000 to \$120,000 range in 1999 (median – \$95,000; average - \$111,000), to the \$100,000 to \$160,000 range in 2004 (median – \$123,700; average - \$139,300), and finally to the \$120,000 to \$200,000 in 2009 (median – \$149,500; average - \$168,200). This demonstrates the consistent upward trend of local single-family home prices, even while the volume of sales sometimes trends downward.

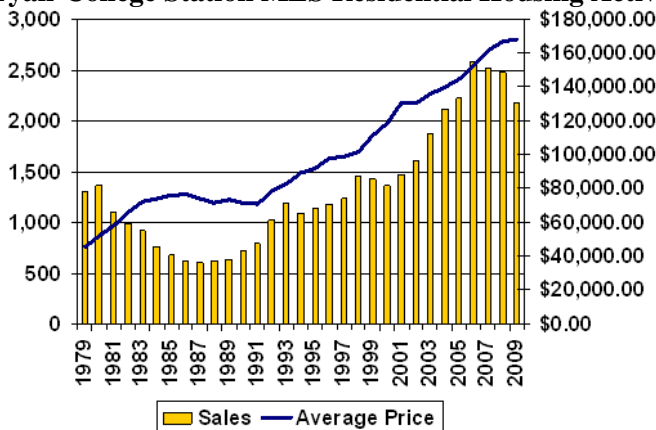
**Price Distribution of MLS Homes Sold in Bryan-College Station**



**Notes:** Residential data includes single-family, townhouses and condominiums.

**Source:** Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

**Bryan-College Station MLS Residential Housing Activity**



**Notes:** Residential data includes single-family, townhouses and condominiums.

**Source:** Bryan-College Station Board of Realtors and Real Estate Center at Texas A&M University

## Housing Needs

This section details the housing needs among the low income population groups of the city with respect to Section 91.205(b) of the Consolidated Plan regulations. These observations are based on the 2000 HUD CHAS data. The regulations define housing needs as any form of cost burden, overcrowding or deteriorating housing condition.

The following table details households that have any housing problems (cost burden, overcrowding, deteriorating housing conditions). Households paying between 30%-50% of their income are considered cost burdened while those paying 50% or more of their income are considered severely cost burdened. As defined above, the table displays the listed income levels.



Household by Type, Income, & Housing Problem	Renters					Owners					Total Households
	Elderly	Small Related	Large Related	All other	Total Renters	Elderly	Small Related	Large Related	All other	Total Owners	
Income <=50% MFI	574	1,658	533	2,395	5,160	792	497	319	448	2,056	7,216
Income <=30% MFI	362	935	304	1,530	3,131	404	223	130	219	976	4,107
% with any housing problems	76.2	83.2	82.6	83.9	82.7	77.7	79.8	86.2	64.8	76.4	81.2
%Cost Burden >30%	76.2	76.8	68.1	83.6	79.2	77.7	78.0	60.0	64.8	72.5	77.6
%Cost Burden >50%	49.2	63.6	53.9	78.4	68.3	51.7	67.3	44.6	58.4	55.8	65.3
Income >30 to <=50 % MFI	212	723	229	865	2,029	388	274	189	229	1,080	3,109
% with any housing problems	62.3	77.5	79.0	92.1	82.3	41.5	68.6	84.1	64.2	60.6	74.8
%Cost Burden >30%	62.3	72.2	49.3	89.9	76.1	41.5	55.8	34.9	59.8	47.9	66.3
%Cost Burden >50%	29.2	19.8	14.8	39.8	28.7	14.9	23.0	20.1	34.9	22.1	26.4
Income >50 to <=80%	219	993	250	1,085	2,547	537	629	364	389	1,919	4,466
% with any housing problems	58.9	48.3	86.4	47.3	52.5	16.8	46.3	78.8	37.8	42.5	48.2
%Cost Burden >30%	58.9	35.0	21.2	45.4	40.2	16.8	46.3	36.3	37.8	34.4	37.7
%Cost Burden >50%	18.3	5.2	5.6	1.8	4.9	7.8	3.7	0.0	16.7	6.8	5.7
Total Households (all income levels)	1,060	4,348	1,170	4,874	11,452	3,057	5,516	1,735	1,714	12,022	23,474
% with any housing problems	57.3	46.2	75.6	54.5	53.8	20.4	17.7	51.7	32.6	25.4	39.3
%Cost Burden >30%	57.3	37.8	31.9	53.3	45.6	20.4	15.2	18.5	31.4	19.3	32.1
%Cost Burden >50%	29.2	18.2	18.1	32.1	25.1	10.4	4.5	5.5	16.7	7.9	16.3

Source: CHAS Table F5A, F5B, F5C, F5 as of 2000

The following describes the income categories examined in determining housing needs and conditions locally:

- Extremely Low Income (income less than 30% of MFI)
- Very Low Income (income between 30%-50% MFI)
- Low Income (income between 50%-80% MFI)
- Middle to Moderate income (income above 80% MFI)

The data is divided between renters and owners. In addition, households are detailed as followed:

- Elderly (1 or 2 member households with either person being 62 or older)
- Small Household (2-4 people)
- Large Household (5 or more people)
- All Other Households

Out of 23,474 households, 39.3% of them have housing problems. The data shows that large related households of renters and owners have significant housing problems. 75.6% of renters and 51.7% of owners within the group have cost burden, overcrowding, or deteriorating housing conditions. Group-wise, 53.8% of renters have any housing problem compared to 25.4% of owners. Households earning 50% or below of MFI had the worse percentage of housing problems with significant more cost burden.

### Cost Burden

The table above displays the various levels of cost burden among households. The following points demonstrate:

- Renters have more cost burden compared to owners. 45.6% of renters are cost burdened (spending between 30-50% of income on housing) and 25.1% of renters are severely cost burdened (spending over 50% of income on housing). This is, however, somewhat misleading since the large student population skews the data making it appear that the renter population is more acutely burdened. This is also applicable to the lowest income category of renters (30% or less of the MFI) as student populations often appear in this data as very low income.
- Extremely low income households (renters and owners) have more cost burden than any group. 77.6% are cost burdened and 65.3% are severely cost burdened.

### Racial / Ethnic Housing Need

The following tables analyze housing needs using racial and/or ethnic data. Data is divided between renters and owners. The group as a whole percentage is identified as “% of households with any housing problem”.

The data shows that only three race or ethnic groups have extremely elevated housing need: Native American, Asian, and Hispanic. While a very small percentage of the local population, Native American renters are in

elevated housing need across all three income levels shown (100%, 100%, and 77.8%). In addition, very low income Native American owners (100%) experience elevated housing need. Also a smaller percentage of the population, very low income Asian populations experience elevated housing need. Both owners and renters in this group, 100%, in fact, suffer from severe housing needs. As noted above, Native American and Asian populations in Bryan are very small. The 2000 Census listed 532 Native Americans and 1,256 Asians living in Bryan. The following discussion elaborates on a greater segment of the City's population that experience elevated housing need: Hispanics.

The 2000 Census showed that 27.8% of the City of Bryan was Hispanic of any race. This amounted to 18,271 persons - the largest minority in Bryan. Data also suggests that Hispanic owners are the largest population experiencing elevated housing need. Among all very low income owners (31-50% MFI), 60.6% suffer severe housing problems. Among Hispanics, however, this figure jumps to 72.1%. Again, examining another income group, among all low income owners (51-80% MFI), 42.5% suffer severe housing problems. Among Hispanics, however, the figure is 52.9%, again, demonstrating an elevated housing need among this group.

	<b>Renters with Housing Problems</b>		
	<b>0-30% MFI - Extremely Low</b>	<b>31-50% MFI - Very Low</b>	<b>51-80% MFI - Low</b>
<b>% of all households with any housing problem</b>	82.7%	82.3%	52.5%
<b>White, Non-Hispanic</b>	84.0%	90.1%	54.7%
<b>Black, Non-Hispanic</b>	83.5%	79.4%	29.0%
<b>Asian</b>	78.0%	100%	0.0%
<b>Native American</b>	100%	100%	77.8%
<b>Hispanic</b>	75.7%	67.3%	59.5%

Source: CHAS Tables A1A, A1B, A1C, A1D, F5A, F5B, F5C, F5D

	<b>Owners with Housing Problems</b>		
	<b>0-30% MFI - Extremely Low</b>	<b>31-50% MFI - Very Low</b>	<b>51-80% MFI - Low</b>
<b>% of all households with any housing problem</b>	76.4%	60.6%	42.5%
<b>White, Non-Hispanic</b>	85.3%	57.1%	35.1%
<b>Black, Non-Hispanic</b>	70.0%	57.8%	48.4%
<b>Asian</b>	0.0%	100%	50%
<b>Native American</b>	N/A	100%	N/A
<b>Hispanic</b>	72.9%	72.1%	52.9%

Source: CHAS Tables A1A, A1B, A1C, A1D, F5A, F5B, F5C, F5D

### **Housing Needs for the Elderly/Disabled**

As defined above, elderly households are 1 and 2 member household with each person being 62 or older. Table 1 outlines the housing problems for this group. Out of 1,060 elderly renters, 57.3% have a housing problem. Out of 3,057 elderly owners, 20.4% have a housing problem. Again, renters have more housing problems than owners, like much of the City. In addition, 76.2% of extremely low income elderly renters and 77.7% of extremely low income elderly owners have housing problems. Again, like the City as a whole, the lower income households have experience elevated housing need.

CHAS also maintains data for the disabled or people with "mobility and self-care limitation". The following tables (Tables 4 and 5) describe this group's housing needs separated by renters and owners. The data will include the extra elderly or those households where either occupant is 75 or older. It will also contain disabled households listed as "all other".

	Disabled Renters with any Housing Problem			
Income Level	Extra Elderly	Elderly	All Other	Total Renters
Extremely Low 0-30% MFI	75.8%	88.1%	78.8%	79.8%
Very Low 31-50% MFI	100%	64.6%	72.0%	74.3%
Low 51-80% MFI	57.7%	89.5%	66.4%	66.3%

Source: CHAS Tables A7A, A7B, A7C

	Disabled Owners with any Housing Problem			
Income Level	Extra Elderly	Elderly	All Other	Total Owners
Extremely Low 0-30% MFI	76.7%	89.6%	76.4%	80.7%
Very Low 31-50% MFI	36.8%	22.2%	90.8%	61.1%
Low 51-80% MFI	9.2%	20.9%	42.6%	22.5%

Source: CHAS Tables A7A, A7B, A7C

Amongst the disabled, housing problems follow a similar path as with most of the City. Out of 1,314 disabled renters, 66.1% have a housing problem. Out of 2,068 disabled owners, 29.5% have a housing problem. Again, the renters fair worse than the owners. The data also demonstrates that the lowest incomes have substantially more housing problems.

The data allows us to see which groups are in higher need. Among renters, the very low income disabled extra elderly and low income disabled elderly have significantly higher rates of housing problems, 100% and 89.5%, respectively. Among owners, the category listed as “all other” displays the need. Very low income and low income persons in this category are in great need, 90.8% and 42.6% respectively. The “all other” category are those not elderly, but with mobility and/or self-care limitations as defined by the CHAS reports.

### Large Household Needs

The CHAS data in Table 6 also shows that large households in Bryan tend to have more housing problems than any other group listed. Of total renters in Bryan, 53.8% reported housing problems. Among large households who rent, this figure jumps to 75.6%. Of total owners in Bryan, 25.4% reported housing problems. Among large households who own, this figure increases to 51.7%. When lower income renters and owners (80% income, or less) are examined separately, the need of larger families, renter and owner, assistance becomes most apparent. Of that group, 82.7% of large family renters and 83.0% of large family owners experience significant housing problems.

	Renters with a Housing Problem	Owners with a Housing Problem
Small Households (2-4 people)	46.2% (all income levels)	17.7% (all income levels)
	69.7% (80% income and below)	64.9% (80% income and below)
Large Households (5 or more people)	75.6% (all income levels)	51.7% (all income levels)
	82.7% (80% income and below)	83.0% (80% income and below)

### Special Needs

Another issue addressed by the AI was a need for “special needs” housing. This is housing specifically for mentally and physically handicapped individuals and the homeless. Activities to address these issues included:

- Continued to support MHMR housing programs and supportive services.
- Continue to support the Brazos Valley Coalition for the Homeless (BVCH).
- Provide technical assistance to other special needs providers including Project Unity for HIV/Aids shelter and Brazos Valley Council on Alcohol and Substance Abuse for the state supported program to provide limited shelter and services for alcohol/drug abuser upon release from prison.

The City has supported development of a continuum of care for the homeless through the BVCH. Twin City Mission also issued 41 security deposits and tenant-based rental assistance to 5 LIHTC units. The City provides technical assistance to the Brazos Valley Coalition for the Homeless. The BVCH has conducted annual counts of homeless (sheltered and unsheltered) persons since 2002. BVCH homeless counts and surveys have typically been preceded by media coverage and efforts to contact key persons in each geographic area to assist with the counting process.

The most recent “Shelter & Housing Inventory Point-In-Time” count was conducted on January 26, 2009 and included an update of the current emergency, transitional housing and permanent supportive housing inventory (see attached) continuum of care inventory, as well as those under development. Specifically, the definitions used for survey purposes were: 1) Emergency Shelter: Buildings designed to house persons experiencing homelessness and 2) Transitional Housing: Temporary and transitional housing programs for persons experiencing homelessness and which may include supportive services. The response rate was 100% for all categories. Further, homeless subpopulations were tallied for “sheltered” persons in each category. In addition, for unsheltered persons, a further attempt was made to indicate the name of the person and identify the person’s “usual geographic location”.

Unmet housing needs were agreed upon by the BVCH after members were polled regarding the data obtained from the count and housing and supportive services staff were also polled for their opinion of unmet needs that exist within their target population. As recommended by Martha R. Burt and Carol Wilkins in the CSH publication, “Estimating the Need”, ([www.csh.org](http://www.csh.org)), the BVCH chose to use a method that combined the Use of Expert Opinions by Emergency Shelter staff, Transitional Housing staff and direct care workers during the course of a year with a Review of Personal Characteristics.

The City will continue to provide technical assistance to other special needs providers such as Project Unity’s HIV/Aids shelter program and Brazos Valley Council on Alcohol and Substance Abuse’s state supported program to provide limited shelter and services for alcohol/drug abuser upon release from prison before their release to mainstream society.

### **Summary Observations**

Following are observations summarizing the findings of our housing market analysis as it relates to: general market and inventory, student impact on housing market, rental housing market, single housing sales market, areas of low and moderate income concentration, areas of racial/ethnic minority concentration, and housing needs by demographic designation:

- An increase in dwelling unit density indicates increased housing demand locally, suggesting that local housing development may be lagging behind demand. An upward trend in density and demand may result in increased shelter cost and burden the area's low and moderate income citizens.
- Local single-family housing is somewhat less affordable than similar sized university communities in Texas, but is slightly more affordable than the national market. The trend, however, has seen affordability increasing locally.
- Occupancy for local apartments in 2008 was 95.8% as compared to the Texas Metro Average of 93.9%, and average rental cost per square foot was \$0.78 as compared to the higher rate of \$0.83 for the Texas Metro Average, demonstrating a more affordable rental market locally, as compared to other Texas markets.
- Latino/Hispanic populations are our largest minority group and the largest ethnic group with elevated housing problems.
- The highest occurrence of housing problems across all ethnic and racial groups is seen in the extremely low income category. Renters and owners in this income range have higher cost burden than any group. 77.6% are cost burdened and 65.3% are severely cost burdened.
- The older central, west and northern neighborhoods (mostly located in Census Tracts 5, 6.03 and 6.04) have the highest number of poorly maintained residential properties needing rehabilitation.
- Combined, Texas A&M University and Blinn College represent a total college student demand on the local housing market of approximately 48,000 students, which tends to increase rental rates to the disadvantage of non-student renters.
- The local Housing Price Index (HPI) compares favorably to the Texas HPI’s for 2007 and 2008 - indicating a healthy single-family sales market. However, an elevated inventory in early 2010 may slow increases in home prices – an advantage to new buyers entering the market. Current economic conditions may, however, negate any advantage by reduced incomes and savings.
- Renters have more cost burden compared to owners. 45.6% of renters are cost burdened (spending between 30-50% of income on housing) and 25.1% of renters are severely cost burdened (spending over 50% of income on housing).

- While a very small percentage of the local population, Native American renters show very high housing problems across all three income levels shown (100%, 100%, and 77.8%). In addition, very low income Native American owners (100%) experience elevated housing need.
- Also a smaller percentage of the population, very low income Asian populations experience extremely high housing problems. Of both owners and renters in this group, 100%, experience severe housing needs.
- Hispanic owners are the largest minority group experiencing elevated housing need. Among very low income (31-50%MFI) Hispanic owners, 72.1% experience elevated need. Among low income (51-80%MFI) Hispanic owners, 52.9% have housing problems.
- 76.2% of extremely low income elderly renters and 77.7% of extremely low income elderly owners have housing problems.
- Very low income disabled extra elderly and low income disabled elderly have significantly higher rates of housing problems, 100% and 89.5%, respectively. Among owners, the category listed as “all other” displays the need. Very low income persons in this category are in great need, 90.8%.
- Census data shows that large lower income households in Bryan tend to have more housing problems than any other group listed. Of that group, 82.7% of large family renters and 83.0% of large family owners experience significant housing problems.
- Special needs housing is a continued need that will require both public and private sector attention to ensure that those special needs are identified and addressed.

## **N. Remove Barriers to Fair and Affordable Housing**

### **Actions Taken to Address Impediments to Fair Housing Choice and Affordability**

- City adopted a Fair Housing ordinance (Chapter 58, Article II of the City of Bryan Code of Ordinances) to ensure that fair housing options are available to its citizens.
- Posters & literature continued to be displayed and made available at city office buildings, utility building, and the public library.
- City staff monitored all city-sponsored projects for equal access and compliance of the Fair Housing Act and Building Dept. officials monitored code compliance to Fair Housing standards.
- Five Public Hearings were held providing information and requesting public comment on fair housing or related issues during the 2009 CAPER reporting period.
- Down-payment and closing cost program assistance made available city-wide to eligible homebuyers by the Community Development Services Department and other local housing services providers.
- Homebuyer and homeowner education including fair housing information was provided by the city and other local housing services providers.
- City sponsored acquisition and new construction program efforts were underway to increase affordable housing opportunities locally.
- The City filed comments regarding the federal SAFE Act, identifying possible hindrances to fair housing and registering concerns over the law’s potential effects on fair and affordable housing choice.
- City staff made outreach efforts to for-profit and non-profit builders and developers through funding and technical assistance to increase the supply of decent, affordable housing within low to moderate income neighborhoods as well as creation of affordable housing on a city-wide basis.
- The City maintains an Affirmative Marketing Plan to directly market newly-developed City-assisted housing units to minority groups least likely to apply.
- Staff met with local lenders and home builders to encourage the use of non-traditional client loan qualifying and loan products to better serve the needs of homebuyer households with challenges that preclude conventional qualification.
- Staff conducted public outreach regarding availability of housing and housing assistance, including Spanish-language radio broadcasts, translation of housing application materials into Spanish, and maintains bi-lingual staff in order to assist applicants and clients who are not English-proficient.
- The City supported development of a Continuum of Care strategy for the homeless through the BVCH. The City provides ongoing support and technical assistance to the Brazos Valley Coalition for the Homeless.

- The City also works with local agencies that provide financial case management and credit counseling.

### **Fair Housing Education Programs**

- **Government Agency:** The City of Bryan fair housing education program consists of the following:
  - Presentation and dissemination of fair housing material at public meetings and through public outreach through media and events, including Spanish-language outreach.
  - Conducts periodic surveys of the public, local housing industry and agencies to identify issues involving housing discrimination in the community
  - Accepting applications for CDBG funding from eligible public service agencies, including agencies working to further fair housing
  - Webpage link to the Department of Housing and Urban Development and information regarding fair housing:
  - [http://www.bryantx.gov/departments/?name=fair\\_housing\\_and\\_discrimination](http://www.bryantx.gov/departments/?name=fair_housing_and_discrimination)
  - Participation in the annual Fair Housing Symposium Luncheon for fair housing advocates sponsored by the Brazos Valley Council of Governments
  - Participates in the Homebuyer Education Coalition, sponsored by the Texas Cooperative Extension Service, which educates homebuyers about the home buying process, including fair housing
- **Private Fair Housing Groups:** Project Unity, a local nonprofit public service organization, has coordinated fair housing seminars in the past.
- **Local Association of Realtors/Apartment Association:** Both of these organizations conduct regular fair housing training for their members.
- **Evaluation of Fair Housing Education Programs:** It is likely that public awareness brought about by the City's fair housing CDBG-funded activities has resulted in a consistent number of reported complaints, therefore the strategy of public outreach has been successful.

### **Fair Housing Enforcement and Monitoring Provisions**

- **City Agency/Private Fair Housing Group/State Agency:** The City of Bryan maintains a fair housing ordinance and monitors fair housing complaints and enforcement periodically while updating its Analysis of Impediments.
- **Local Board of Realtors/Apartment Association/Bankers Association:** These organizations provide means for fair housing complaints and enforcement through arbitration.
- **State Department of Insurance:** The Texas State Department of insurance monitors policies and procedures of Texas Insurers.

**Evaluation of Fair Housing Enforcement and Monitoring Provisions:** For the 2005-2009 period, there have been no fair housing complaints made to the City, 19 complaints made to HUD, and no complaints made to the State of Texas regarding discrimination in the City of Bryan. All complaints were found to be without cause and have been successfully resolved.

### **Results**

In this reporting period, all City of Bryan-assisted developments were found to be in compliance based upon Community Development Services Department monitoring review records. The supply of affordable housing available in low to moderate income areas and citywide has been increased through the activities of the Department and other partnering city departments and private agencies.

The Building Inspections Division has used the Fair Housing Act of 1968 and the 1994 Americans with Disabilities Act as a standard of compliance for building plans review and code compliance. Additionally, no complaints have been filed with the City Attorney's office under the City of Bryan Fair Housing Ordinance as of

During this CAPER reporting period, a Community Needs Assessment was performed during the 2010-2014 Consolidated Plan development process, which allowed the City, and its public and private partners, to better identify, assess and address housing needs and potential obstacles to Fair Housing choice locally.

### **O. Institutional Structure**

The City of Bryan coordinates and administers the affordable housing, supportive housing, homeless, and non-housing community development strategies through its Community Development Services Department. In this reporting period, the Department acted as a liaison with community groups, public institutions, non-profit organizations, and private industry to share information, identify resources and opportunities, and coordinate activities when possible.

Several formal organizations and committees exist to aid in this coordination: the Children's Partnership Board, the United Way of the Brazos Valley, the Brazos Valley Council of Governments, Texas A&M University, Blinn College, the Economic Development Council, the Small Business Administrative Office, the Bryan College Station Community Health Center Coalition, the Brazos Valley Health Partnership, the Brazos Valley Affordable Housing Corporation, the Brazos Valley Coalition for the Homeless, the Chamber of Commerce, Habitat for Humanity, the Information and Referral Advisory Board, the Texas Agriculture Extension Office, the United Way Campaign Committee, the Bryan Housing Authority, the Community Development Advisory Committee, the Community Development Loan Committee, the citizen DASH Committee, and the Joint Relief Funding Review Committee

Staff will continue to participate in these organizations as well as cooperate with and provide individual technical assistance to others.

### **P. Evaluate and Reduce Lead Hazards**

Bryan has emphasized lead-based paint (LBP) counseling and awareness in all its programs. All Down Payment and Closing Cost assistance for pre-1978 properties in the first time homebuyer program requires LBP counseling as well as testing and remediation.

The City also maintains a continued focus on the hazards of lead-based paint and the need for lead-based paint testing of potential rehabilitation projects. Additionally, the City has continued to work with public service agencies caring for or providing services to children to reduce lead-based hazards in the community. Based on 2009 information from the Texas Department of State Health Services, 14 out of 1,164 Bryan children under the age of 15 years tested for elevated blood lead levels were found to have elevated levels, as shown by zip codes in the following chart.

<b>Zip Codes</b>	<b>Children Tested</b>	<b>Children Elevated</b>
77801	259	7
77802	135	0
77803	583	6
77805	17	0
77806	14	0
77807	94	<5
77808	62	0
77881	0	0
<b>Total</b>	<b>1164</b>	<b>14</b>

The following strategies related to City of Bryan Community Development programs and projects are ongoing:

- Provide public information and education regarding lead-based paint.

- Integrate lead hazard evaluation and reduction activities into all housing activities.
- Provide training and certification opportunities for Community Development staff to manage lead-based paint impacted projects.

### **Q. Reduce Number of Poverty Level Families**

As part of the 2005-09 5-Year Consolidated Plan the City adopted an antipoverty strategy. That strategy has the following components:

- Expand the inventory of safe, decent, affordable shelters available to low-income residents.
- Fund public service activities that enhance quality of life and encourage self-sufficiency for low-income residents.
- Create employment opportunities that allow low-income residents to become economically self-sufficient members of the community. Provide assistance to businesses creating jobs targeting low-income persons. There is emphasis placed on living wage jobs.
- Promote and fund activities allowing children to develop their maximum potential and break the poverty cycle.

This past year, Bryan disbursed CDBG funds for the following activities, in addition to the housing activities described above, to address these goals:

- **Bryan Parks and Recreation Neal Recreation Program (HUD activity 740)** received **\$3,998.56** drawn on IDIS for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastic program, learn to swim and other appropriate year round activities. The recreation program served 235 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of the activity's total program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.
- **Bryan Parks and Recreation, Summer Camp (HUD activity 741)** received **\$40,000** drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in nine Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 651 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.
- **Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, (HUD activity 747)** received **\$20,000.00** to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program served 314 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- **Brazos Valley Food Bank, Inc., Backpack Program, (HUD activity 743)** received **\$25,000.00** to provide for eligible operating expenses for food items and supplies for the Backpack Program. This program provides eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program served 613 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community



Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

- **MHMRA of Brazos Valley, Mary Lake Drop In Center, (HUD activity 744)** received **\$17,212.00 (and \$2,773.00 from College Station)** to provide for eligible operating expenses for the auto maintenance (\$1,664.00) and auto gas (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop In Center. This Center, which increased its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program served 28 unduplicated low to moderate income clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.
- **Family Promise of Bryan-College Station, Family Support Services Program, (HUD activity 745)** received **\$10,000.00** to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program extends case management services for 2 years following housing placement for their homeless clients. The services include long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. The program served 35 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.
- **Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, (HUD activity 746)** received **\$24,997.00** to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program served 182 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.
- **La Salle Debt Repayment (funded by City)** payment for \$244,740.75 by the City's general fund for a total cumulative payment to date of \$1,221,182.41. The outstanding balance owed is \$2,320,000. During this reporting period, a total of 10 full-time equivalent jobs and 12 part-time equivalent jobs were created in the process of operating the facility.

#### **R. Enhance Coordination between Public and Private Housing and Social Service Agencies**

The Community Development Services Department of the City of Bryan is the lead agency for the 5-Year Consolidated Plan and any subsequent Annual Plans. The staff worked closely with all recipients of funds through the 2009 Consolidated Action Plan to achieve the stated results.

**Housing Agencies:** City staff worked with the Bryan Housing Authority, Brazos Valley Development Council, City of College Station, Texas Department of Housing and Community Affairs, HUD, the Brazos Valley Community Action Agency, Brazos Valley Council of Governments Section 8 Housing Voucher Program, Mental Health and Mental Retardation (MHMR), Habitat for Humanity, the Brazos Valley Affordable Housing Corporation and other public and private entities to enhance program delivery.

**Social Service Coordination:** Bryan and College Station, Texas, both entitlement communities, jointly operated the Joint Relief Funding Review Committee whose task it was to review all CDBG public service funding applications for the two cities and provide the respective city councils with recommendations for use of the funds. This activity eliminates duplicated requests and provides a quality review of needs and

resources for the larger Bryan-College Station community.

Two CDBG application workshops were held and several workshops for CDBG recipient's Board of Directors members during Board meetings throughout the year. Staff worked with Unity Partners, a coalition of area non-profits to reduce duplication of services and provide better coordination of services in the area. Staff served on several committees that have been established to provide information and referral access, education, training and fundraising for area non-profits. Staff also assisted Project Unity and other organizations in grant proposals. Staff, as part of the Information and Referral (I&R) Committee, provided technical support to United Way, including several group meetings, and other pertinent agencies that provide I&R; including many city departments.

**Public Housing:** The City of Bryan appoints the board for the Bryan Housing Authority (BHA). The City, during the 2010 Consolidated Action Plan Process, met with the staff of the BHA to discuss operating procedures, concerns of residents, and outline ways the City can provide additional technical assistance.

### **S. Foster Public Housing Improvements and Resident Initiatives**

The City reviews the Bryan Housing Authority's 5-Year and Annual Plan for consistency with the City's 5-Year Consolidated Plan. The Housing Authority served 402 individuals during the fiscal year through its housing and supportive programs. The City reviewed and approved BHA's 2010 Capital Fund Program (2010 Annual Plan) for compliance with the City's Consolidated Plan. The 2010 CFP grant is for \$487,483 - \$22,500 for management improvements, \$73,302 administration, \$12,820 fees, \$47,845 site improvements/costs and \$331,016 for dwellings.

Bryan will also continue to work with the BHA to coordinate grant applications, to provide training, home counseling, and employment opportunities, and to assist the BHA Resident Council as appropriate. The BHA has hired a Service Coordinator. The Service Coordinator has been working with the elderly to help with medical and other needs that they may have. Food pantries have been started at the BHA for all residents

BHA looks forward to assisting their residents with other programs that will add to the quality of their lives. Bryan staff met with the BHA staff in mid-2010 during the 5-year Plan development process to consult on ways both entities could collaborate and to identify needs specific to their population. The BHA has a current occupancy rate of approximately 79%.

### **T. Program Monitoring Standards and Procedures**

The City of Bryan's Community Development Services Department continuously monitors programs and activities to ensure compliance with city/state/federal regulations and policies. Monitoring focuses on the following areas:

**Financial:** Community Development staff and the City's accounting department work closely to ensure that funds drawn down are used for authorized activities on approved projects. Activity agreements, expense documentation and approvals must be in-place for funds to be expended. The City ensures a proper system of checks and balances; those requesting payments of funds are not authorized to approve them. The Community Development Services Department is also subject to an annual single audit, conducted by an independent accounting firm. Staff continues to update monitoring forms to ensure the financial compliance and capacity of the funded agencies.

**Environmental:** All projects and individual activities are subjected to a review of environmental impacts prior to funding approval. Staff does reviews with the assistance of other City Departments and outside agencies as necessary. Remediation of impacts is implemented where required. Projects or activities unable to meet environmental requirements are abandoned or alternative locations/solutions are sought.

**Programmatic:** Results and/or impacts are evaluated and measured for all projects. Staff is charged with monitoring progress toward project goals on a regular basis. Ability to reimburse funds is tied directly to reporting of accomplishments.

**Sub-recipient Monitoring:** Monitoring sub-recipients provide a basis for assessing a program's operations and identifying problems. A secondary goal of monitoring is to obtain ongoing data for use in determining program achievement. All sub-recipients are monitored on site at least annually with new sub-recipients sometimes being monitored more often. Quarterly desk monitoring is done in accordance with the contractual requirements.

The on-site visit includes review of income and expense documentation, beneficiary information, programming, purchasing and any special requirements as described in the contract. Funded agencies are monitored quarterly and provided feedback of this monitoring process to ensure compliance with federal/state/city requirements.

Sub-recipients are trained annually on reporting requirements and documentation needs. This past year, two workshops were held for the area's non-profits to inform them of the grant application procedure and to provide information on monitoring procedures. Plans were implemented to provide Board Workshops as well as Board training for funded agencies.


**Labor Standards:** Individual project managers monitor labor standards. Labor requirements are included in all bid documents and covered again during the required pre-construction conference. Contractor payments are not processed until all forms required are submitted and correct.

#### **U. Review of Other Entities Compliance with Consolidated Plan Strategies**

Bryan reviewed several proposals for consistency with the consolidated plan, and provided letters of compliance to the following applicants:

- Bryan Housing Authority - Comprehensive Grant
- Bryan /College Station Brazos Valley Continuum of Care Grant

As certifying official for the City of Bryan, I certify that the information contained in this report is accurate to the best of my knowledge.

  
\_\_\_\_\_  
Kean Register  
Interim City Manager  
City of Bryan

12 - 17 - 10  
\_\_\_\_\_  
Date

## II. Activity Summary Report (GPR) PR03

Date: 18-Dec-2010  
Time: 13:48  
Page: 1

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Activity Summary Report (GPR) for Program Year 2009  
BRYAN



Page: 1 of 23

PR03 - BRYAN

**PGM Year:** 1994  
**Project:** 0002 - CONVERTED CDBG ACTIVITIES  
**IDIS Activity:** 2 - CDBG COMMITTED FUNDS ADJUSTMENT

**Status:** Open  
**Location:** ,  
**Objective:**  
**Outcome:**  
**Matrix Code:** General Program Administration (21A) **National Objective:**

**Initial Funding Date:** 01/01/1994

**Financing**  
Funded Amount: \$6,992,020.58  
Drawn Thru Program Year: \$6,992,020.58  
Drawn In Program Year: \$0.00

**Proposed Accomplishments**

**Annual Accomplishments**  
Year # Benefiting **Accomplishment Narrative**

**PGM Year:** 2008

**Project:** 0003 - HOUSING ACTIVITIES

**IDIS Activity:** 697 - HOUSING ACTIVITIES

**Status:** Completed  
**Location:** VARIOUS LOCATIONS BRYAN, TX 77803

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Matrix Code:** Rehab; Single-Unit Residential (14A) **National Objective:** LMH

**Initial Funding Date:** 01/05/2009

**Financing**  
Funded Amount: \$198,493.96  
Drawn Thru Program Year: \$198,493.96  
Drawn In Program Year: \$29,158.82

**Proposed Accomplishments**

Housing Units : 16

**Actual Accomplishments**

**Number assisted:**

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	10	6	0	0	10	6	0	0
Black/African American:	11	0	0	0	11	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0

PR03 - BRYAN

Page: 2 of 23





Housing Units : 1

### Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	1		0		1			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

### Annual Accomplishments

Year	# Benefiting	Accomplishment Narrative
2008	1	THIS ACTIVITY TOTAL COST WAS \$74,641.37 , WHICH INCLUDES \$753.12 OF PROGRAM INCOME.
2007		CDBG MAJOR REHABILITATION

PGM Year: 2007

Project: 0016 - HOME ASSISTANCE CONSTRUCTION

IDIS Activity: 729 - CHR001

Status: Completed

Location: 1307 E 30th St Bryan, TX 77802-1210

Objective: Provide decent affordable housing  
Outcome: Affordability

Matrix Code: Rehabilitation Administration (14H) National Objective: LMH



**Initial Funding Date:** 08/19/2009  
**Financing**  
 Funded Amount: \$8,369.32  
 Drawn Thru Program Year: \$8,369.32  
 Drawn In Program Year: \$3,127.25

**Proposed Accomplishments**  
 Housing Units : 1

**Actual Accomplishments**  
 Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	2	2	0	0	2	2	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:	Owner		Renter		Total		Person	
	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low	1	0	1	0			0	
Low Mod	0	0	0	0			0	
Moderate	1	0	1	0			0	
Non Low Moderate	0	0	0	0			0	
Total	2	0	2	0			0	
Percent Low/Mod	100.0%		100.0%					

Annual Accomplishments		Accomplishment Narrative	
Year	# Benefiting		
2009	1	Home owner construction for a low to moderate income family. The total cost of this home will be funded with CDBG and HOME, but only expenses for 2009 were \$3,127.25 in CDBG funds. This project was completed in this year.	
2008	1	Home owner construction for a low to moderate income family. The total cost of this home will be funded with CDBG and HOME, but only expenses for 2008 were \$5,242.07 in CDBG funds.	

PGM Year: 2008

Project: 0003 - HOUSING ACTIVITIES

IDIS Activity: 734 - CHR002

Status: Completed  
Location: 1331 Antone Bryan, TX 77802

Objective: Provide decent affordable housing  
Outcome: Affordability  
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 09/24/2009

**Financing**

Funded Amount: \$20,321.64  
Drawn Thru Program Year: \$20,321.64  
Drawn In Program Year: \$15,779.96

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

White:  
Black/African American:  
Asian:  
American Indian/Alaskan Native:  
Native Hawaiian/Other Pacific Islander:  
American Indian/Alaskan Native & White:  
Asian White:  
Black/African American & White:  
American Indian/Alaskan Native & Black/African American:  
Other multi-racial:  
Asian/Pacific Islander:  
Hispanic:  
**Total:**

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	1	0	1	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	1	0	1	0
Percent Low/Mod	100.0%		100.0%	

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	1	0	0	0	1	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

# Annual Accomplishments

Year # Benefiting

2008 The total cost of this home will be \$60,000.00, but spent only 4,541.68 with a payable of \$2,211.09. The home will be completed in October of 2010.  
 2009 1 The total cost of this home will be \$60,000.00, but spent only 4,541.68 with a payable of \$2,211.09. The home was substantially completed 9/30/2010.

# Accomplishment Narrative

PGM Year: 2008  
 Project: 0003 - HOUSING ACTIVITIES  
 IDIS Activity: 735 - CRP006

Status: Completed  
 Location: 1306 E.; 21st Street Bryan, TX 77802

Objective: Create suitable living environments  
 Outcome: Sustainability  
 Matrix Code: Rehabilitation Administration (14H) National Objective: LMH

Initial Funding Date: 09/24/2009

Financing  
 Funded Amount: \$5,626.85  
 Drawn Thru Program Year: \$5,626.85  
 Drawn In Program Year: \$1,412.30  
 Proposed Accomplishments  
 Housing Units : 1

## Description:

THIS PROJECT ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF BRYAN'S 2005-09 CONSOLIDATED PLAN AND PROVIDES FOR ALL HOUSING PROGRAMS, DEVELOPMENTS, SINGLE FAMILY OWNER OCCUPIED REHABILITATION AND RECONSTRUCTION, INCLUDING PROGRAM DELIVERY AND TECHNICAL ASSISTANCE TO LOW AND MODERATE INCOME FAMILIES. THIS PROJECT COMBINES A HOME PROJECT WITH PRE-CONSTRUCTION COST FROM CDBG.

## Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	2	0	0	0	2	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

## Income Category:

	Owner	Renter	Total	Person
Extremely Low	2	0	2	0
Low Mod	0	0	0	0

PR03 - BRYAN

Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	2	0	2	0
Percent Low/Mod	100.0%		100.0%	

#### Annual Accomplishments

Year # Benefiting

2008 1 This activity cost will be split between CDBG and HOME funds. This activity had expenses of \$4,241.55 with a payable of \$2,148.56 for preconstruction costs..

2009 1 This activity cost will be split between CDBG and HOME funds. This activity had expenses of \$1,412.30. The project was complete as of September 2010.

#### Accomplishment Narrative

PGM Year: 2009

Project: 0002 - CDBG Program Administration

IDIS Activity: 739 - CDBG Program Administration

Status: Completed

Location:

Matrix Code: General Program Administration (21A)

National Objective:

Initial Funding Date: 12/31/2009

#### Financing

Funded Amount: \$188,278.00

Drawn Thru Program Year: \$188,278.00

Drawn In Program Year: \$188,278.00

#### Description:

This activity provides staff and related costs to carry out CDBG and HOME program activities. These activities include the intake of clients information, monitoring of project progress, labor standards, compliance activities, fiscal management, preparation of environmental assessments, staff support to the citizen advisory committee, development of the 5 year Consolidated Plan, Annual Action Plan and Consolidated Annual Performance Evaluation and Report as well as any other program administrative costs necessary to achieve the City's Community Development goals and objectives.

#### Proposed Accomplishments

#### Annual Accomplishments

Year # Benefiting

PGM Year: 2009

Project: 0003 - Public Service Agency Funding

IDIS Activity: 740 - Bryan Parks and Recreation Department Neal Recreational Program

Status: Completed

Location: 600 North Randolph Bryan, TX 77803

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Youth Services (05D)

National Objective: LMC

Initial Funding Date: 12/31/2009

#### Financing

Funded Amount: \$3,998.56

Drawn Thru Program Year: \$3,998.56

Drawn In Program Year: \$3,998.56

#### Description:

The program offers recreational and educational services to low and moderate income children including sports instructors (gymnastic, basketball, and swimming) and partial expenditures for a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities.

Funds provide for eligible operating expenses.

This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan.

#### Proposed Accomplishments

PR03 - BRYAN

Page: 9 of 23

People (General) : 200

### Actual Accomplishments

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	40	30
Black/African American:	0	0	0	0	0	0	105	4
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	1	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	2	1
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	57	3
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	30	29
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>235</b>	<b>67</b>
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	121
Low Mod	0	0	0	98
Moderate	0	0	0	0
Non Low Moderate	0	0	0	16
Total	0	0	0	235
Percent Low/Mod				93.2%

### Annual Accomplishments

Year	# Benefiting
2009	235

### Accomplishment Narrative

The program offers recreational and educational services to low and moderate income children including sports instructors (gymnastic, basketball, and swimming) and partial expenditures for a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities. Funds provide for eligible operating expenses. The program had a total of 235 unduplicated clients for a cost of \$3,998.56.

PGM Year: 2009

Project: 0003 - :Public Service Agency Funding

IDIS Activity: 741 - Bryan Parks and Recreational Department --Summer Parks Program

Status: Completed

Location: 2315 Russell street 1629 Mockingbird 1142 E. William Joel  
Bryan Pkwy Bryan, TX 77803

Objective: Create suitable living environments

Outcome: Availability/accessibility

Matrix Code: Youth Services (05D)

National Objective: LMC

**Initial Funding Date:** 12/31/2009  
**Financing**  
 Funded Amount: \$40,000.00  
 Drawn Thru Program Year: \$40,000.00  
 Drawn In Program Year: \$40,000.00

**Proposed Accomplishments**  
 People (General) : 575

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	327	164
Black/African American:	0	0	0	0	0	0	165	7
Asian:	0	0	0	0	0	0	3	0
American Indian/Alaskan Native:	0	0	0	0	0	0	6	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	7	3
Asian White:	0	0	0	0	0	0	3	0
Black/African American & White:	0	0	0	0	0	0	48	4
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	9	6
Other multi-racial:	0	0	0	0	0	0	83	79
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>651</b>	<b>263</b>
Female-headed Households:	0		0		0			

Income Category:	Owner		Renter		Total		Person	
	0	0	0	0	0	0	110	
Extremely Low	0	0	0	0	0	0	442	
Low Mod	0	0	0	0	0	0	0	
Moderate	0	0	0	0	0	0	99	
Non Low Moderate	0	0	0	0	0	0	651	
Total	0	0	0	0	0	0	84.8%	
Percent Low/Mod								

Annual Accomplishments		Accomplishment Narrative	
Year	# Benefiting		
2009	651	Served 651 clients 5 week summer program in 5 camps for low to moderate income families. This activity includes but is not limited to staff and fees for swimming, arts, crafts, movies, museums and various other summer activities.	

**PGM Year:** 2009  
**Project:** 0003 - Public Service Agency Funding  
**IDIS Activity:** 743 - Brazos Valley Food Bank, Inc. Backpack program  
**Status:** Completed  
**Location:** 1514 Shiloh Ave Bryan, TX 77803  
**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Public Services (General) (05) **National Objective:** LMC  
**Description:**  
 This project addresses Priority 2 of the Non-housing Community Development Plan of Bryan's 2005-09 Consolidated Plan.  
 The backpack program provides for backpacks and supplies for low to moderate income children in 12 local schools with 30+ backpacks every week during school.  
 This will expand, improve, and/or add public services when and where needed for very low, low, and moderate income children.

**Initial Funding Date:** 01/02/2010  
**Financing**  
 Funded Amount: \$25,000.00  
 Drawn Thru Program Year: \$25,000.00  
 Drawn In Program Year: \$25,000.00

**Proposed Accomplishments**

People (General) : 575

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	218	142
Black/African American:	0	0	0	0	0	0	253	5
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	5	5
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	4	1
Asian White:	0	0	0	0	0	0	5	0
Black/African American & White:	0	0	0	0	0	0	63	9
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	2	2
Other multi-racial:	0	0	0	0	0	0	62	56
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>613</b>	<b>220</b>
Female-headed Households:	0		0		0			

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	462
Low Mod	0	0	0	120
Moderate	0	0	0	25
Non Low Moderate	0	0	0	6
Total	0	0	0	613
Percent Low/Mod				99.0%





Moderate 0 0 0 0  
 Non Low Moderate 0 0 0 0  
 Total 0 0 0 28  
 Percent Low/Mod 100.0%

**Annual Accomplishments** **Accomplishment Narrative**

Year # Benefiting

2009 28 This program is for a drop in center that provides a safe structure and environment for mentally disabled. This project provides therapist technician support, utilities, food, and auto maintenance for the clients. This program served a total of 28 unduplicated clients for a total of \$17,212.00.

**PGM Year:** 2009

**Project:** 0003 - Public Service Agency Funding

**IDIS Activity:** 745 - Family Promise of Bryan-College Station, Family Support Services

**Status:** Completed  
**Location:** Community Wide Bryan, TX 77803

**Objective:** Create suitable living environments  
**Outcome:** Availability/accessibility  
**Matrix Code:** Public Services (General) (05)

**National Objective:** LMC

**Initial Funding Date:** 12/31/2009

**Financing**

Funded Amount: \$10,000.00

Drawn Thru Program Year: \$10,000.00

Drawn In Program Year: \$10,000.00

**Proposed Accomplishments**

People (General) : 60

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	21	11
Black/African American:	0	0	0	0	0	0	4	1
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	4	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	6	6
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>35</b>	<b>18</b>

Female-headed Households: 0

*Income Category:*

	Owner	Renter	Total	Person
Extremely Low	0	0	0	30
Low Mod	0	0	0	5
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	35
Percent Low/Mod				100.0%

**Annual Accomplishments**

Year # Benefiting

2009 35

**Accomplishment Narrative**

This program provided case management services to eligible low and moderate income homeless families. The program served a total of 35 unduplicated clients for a total of \$10,000.00.

**PGM Year:** 2009

**Project:** 0003 - Public Service Agency Funding

**IDIS Activity:** 746 - Voices for Children, Court Appointed/Special Advocated (CASA) of Brazos County Program

**Status:** Completed

**Location:** Community Wide Bryan, TX 77803

**Objective:** Create suitable living environments

**Outcome:** Availability/accessibility

**Matrix Code:** Public Services (General) (05)

**National Objective:** LMC

**Initial Funding Date:** 01/01/2010

**Financing**

Fund Amount:

\$24,997.00

Drawn Thru Program Year:

\$24,997.00

Drawn In Program Year:

\$24,997.00

**Proposed Accomplishments**

People (General) : 135

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	100	47
Black/African American:	0	0	0	0	0	0	67	5
Asian:	0	0	0	0	0	0	1	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	14	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0

Hispanic: 0 0 0 0 0 0 0

[illegible]

Female-headed Households: 0 0 0

*Income Category:*

Extremely Low	0	0	0	182
---------------	---	---	---	-----

Low Mod 0 0 0 0

Moderate

	Non Low	Moderate	
	0	0	0

	0	0	0	182
Total				

Percent Low/Mid

100.0%

Annual Accomplishments	Accomplishment Narrative
<p>1. <b>Program Development:</b> Developed and implemented a new community outreach program, resulting in a 20% increase in participation.</p> <p>2. <b>Resource Management:</b> Successfully managed a budget of \$50,000, ensuring all program goals were met within the allocated funds.</p> <p>3. <b>Team Leadership:</b> Led a team of 10 staff members, providing guidance and support to achieve a 95% satisfaction rate from participants.</p> <p>4. <b>Community Engagement:</b> Organized and facilitated 15 community events, fostering strong relationships with local residents and organizations.</p> <p>5. <b>Reporting and Evaluation:</b> Conducted a comprehensive evaluation of the program, identifying key areas for improvement and presenting findings to the board.</p>	<p>The program's success was achieved through a combination of strategic planning, effective resource management, and strong leadership. By focusing on community engagement and continuous improvement, the program was able to meet its goals and exceed expectations. The evaluation process provided valuable insights into the program's strengths and areas for growth, which will inform future initiatives.</p>

Year	# Benefiting
2000	10
2001	10
2002	10
2003	10
2004	10
2005	10
2006	10
2007	10
2008	10
2009	10
2010	10
2011	10
2012	10
2013	10
2014	10
2015	10
2016	10
2017	10
2018	10
2019	10
2020	10
2021	10
2022	10
2023	10
2024	10
2025	10
2026	10
2027	10
2028	10
2029	10
2030	10
2031	10
2032	10
2033	10
2034	10
2035	10
2036	10
2037	10
2038	10
2039	10
2040	10
2041	10
2042	10
2043	10
2044	10
2045	10
2046	10
2047	10
2048	10
2049	10
2050	10
2051	10
2052	10
2053	10
2054	10
2055	10
2056	10
2057	10
2058	10
2059	10
2060	10
2061	10
2062	10
2063	10
2064	10
2065	10
2066	10
2067	10
2068	10
2069	10
2070	10
2071	10
2072	10
2073	10
2074	10
2075	10
2076	10
2077	10
2078	10
2079	10
2080	10
2081	10
2082	10
2083	10
2084	10
2085	10
2086	10
2087	10
2088	10
2089	10
2090	10
2091	10
2092	10
2093	10
2094	10
2095	10
2096	10
2097	10
2098	10
2099	10
2100	10

2009 182

This program provides needed court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children (CASA). The program served a total of 182 unduplicated clients for a total of \$24,997.00.

PGM Year: 2009

**Project:** 0003 - :Public Service Agency Funding

**IDIS Activity:** 747 - United Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program

Status:	Completed	Objective:	Create suitable living environments
---------	-----------	------------	-------------------------------------

Location:	Community Wide	Bryan, TX 77803	Outcome:	Availability/accessibility

Matrix Code: Public Services (General) (05)

## Initial Funding Date:

## Financing

Funded Amount:

Drawn Thru Program Year:

Drawn In Program Year: \$20 000.00

### Proposed Accomplishments

People (General) : 650

### Actual Accomplishments

Number assisted:

White:

Black/African American:

Asian:

American Indian/Alaskan Native:

Native Hawaiian/Other Pacific Islander:

**American Indian/Alaskan Native & White:**

Asian White:



Asian:	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0	0	0	0	0
Other multi-racial:	1	1	0	0	0	0	1	1	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>24</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0	0	0	0	0	0	0	0	0	0	0	0

Income Category:	Owner	Renter	Total	Person
Extremely Low	24	0	24	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	24	0	24	0
Percent Low/Mod	100.0%		100.0%	

#### Annual Accomplishments

Year	# Benefiting
2009	24

#### Accomplishment Narrative

Rehabilitation was completed on 24 private, single-family, owner-occupied residences with HUD activities 697 (5 units) and 748 (19 units) occupied by low to moderate income households. In all, \$23,290.14 including \$2,267.51 in program income was used for minor rehabilitation assistance, including construction costs and program delivery.

PGM Year: 2008

Project: 0003 - HOUSING ACTIVITIES

IDIS Activity: 754 - CDHD02

Status: Canceled  
Location: 900 Sims Bryan, TX 77802

Objective: Provide decent affordable housing  
Outcome: Affordability  
Matrix Code: Rehab; Single-Unit Residential (14A) National Objective: LMH

Initial Funding Date: 01/04/2010

#### Financing

Funded Amount:	\$0.00
Drawn Thru Program Year:	\$0.00
Drawn In Program Year:	\$0.00

#### Proposed Accomplishments

Housing Units : 1

Description:  
This project addresses Priority 2 and Priority 3 of the Affordable Housing Plan of Bryan's 2005-09 Consolidated Plan with 5 families targeted citywide.  
The city anticipates \$50,000 in program income from the HOME program.

# **Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

## **Annual Accomplishments**

### **Accomplishment Narrative**

Year # Benefiting

PGM Year: 2009  
 Project: 0001 - Homeowner Housing Assistance  
 IDIS Activity: 757 - 09 B Castle Heights Development

Status: Open  
 Location: Frankfort Street Bryan, TX 77803

Objective: Provide decent affordable housing  
 Outcome: Affordability  
 Matrix Code: Street Improvements (03K)

National Objective: LMH

**Initial Funding Date:**  
**Financing**

01/22/2010

Funded Amount: \$60,000.00  
Drawn Thru Program Year: \$4,134.36  
Drawn In Program Year: \$4,134.36

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

Income Category:

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				

**Annual Accomplishments**

Year # Benefiting

2009

**Accomplishment Narrative**

Costs include installation of project signage, development of the Request for Proposals, and program delivery project oversight. The lot Replat and lot clearance sitework were initiated. The Frankfort Street Extension and utilities installation were substantially completed using City of Bryan general funds.

**PGM Year:** 2009  
**Project:** 0001 - Homeowner Housing Assistance  
**IDIS Activity:** 758 - property acquisition

**Status:** Open  
**Location:** 900 Sims Bryan, TX 77802

**Objective:** Provide decent affordable housing  
**Outcome:** Affordability  
**Matrix Code:** Acquisition for Rehabilitation (14G) **National Objective:** LMH

**Initial Funding Date:** 01/22/2010

**Financing**  
**Funded Amount:** \$56,000.00  
**Drawn Thru Program Year:** \$55,631.81  
**Drawn In Program Year:** \$55,631.81

**Description:**

THIS PROJECT ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF BRYAN'S 2005-09 CONSOLIDATED PLAN AND PROVIDES FOR ALL HOUSING DEVELOPMENTS, SINGLE FAMILY, OWNER OCCUPIED REHABILITATION AND RECONSTRUCTION, INCLUDING PROGRAM DELIVERY AND TECHNICAL ASSISTANCE FOR LOW AND MODERATE INCOME HOUSEHOLDS, ACQUISITION AND HOMEBUYER'S ASSISTANCE.

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

**Number assisted:**

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Female-headed Households:

Income Category:	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0
Total	0	0	0	0
Percent Low/Mod				



**Annual Accomplishments**      **Accomplishment Narrative**

**PGM Year:** 2009  
**Project:** 0001 - Homeowner Housing Assistance  
**IDIS Activity:** 782 - CDRE01

**Status:** Open  
**Location:** 1013 Suncrest St Bryan, TX 77803-2131

**Objective:** Provide decent affordable housing  
**Outcome:** Availability/accessibility  
**Matrix Code:** Rehab; Single-Unit Residential (14A)      **National Objective:** LMH

**Initial Funding Date:** 08/30/2010  
**Financing**  
     Funded Amount: \$20,000.00  
     Drawn Thru Program Year: \$531.56  
     Drawn In Program Year: \$531.56

**Description:**  
 THIS PROJECT ADDRESSES PRIORITY 3 OF THE AFFORDABLE HOUSING PLAN OF BRYAN'S 2005-09 CONSOLIDATED PLAN AND PROVIDES FOR ALL HOUSING PROGRAMS, DEVELOPMENTS, SINGLE FAMILY OWNER OCCUPIED REHABILITATION AND RECONSTRUCTION, INCLUDING PROGRAM DELIVERY AND TECHNICAL ASSISTANCE TO LOW AND MODERATE INCOME HOUSEHOLDS.

**Proposed Accomplishments**

Housing Units : 1

**Actual Accomplishments**

Number assisted:

	Owner		Renter		Total		Person	
	Total	Hispanic	Total	Hispanic	Total	Hispanic	Total	Hispanic
White:	0	0	0	0	0	0	0	0
Black/African American:	0	0	0	0	0	0	0	0
Asian:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native:	0	0	0	0	0	0	0	0
Native Hawaiian/Other Pacific Islander:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & White:	0	0	0	0	0	0	0	0
Asian White:	0	0	0	0	0	0	0	0
Black/African American & White:	0	0	0	0	0	0	0	0
American Indian/Alaskan Native & Black/African American:	0	0	0	0	0	0	0	0
Other multi-racial:	0	0	0	0	0	0	0	0
Asian/Pacific Islander:	0	0	0	0	0	0	0	0
Hispanic:	0	0	0	0	0	0	0	0
<b>Total:</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Female-headed Households:	0		0		0			

**Income Category:**

	Owner	Renter	Total	Person
Extremely Low	0	0	0	0
Low Mod	0	0	0	0
Moderate	0	0	0	0
Non Low Moderate	0	0	0	0

PR03 - BRYAN

Total  
Percent Low/Mod

0      0      0      0      0

Annual Accomplishments		Accomplishment Narrative
Year	# Benefiting	
2009		Rehabilitation of a low to moderated income residence.
Total Funded Amount:		\$8,282,791.02
Total Drawn Thru Program Year:		\$7,946,247.95
Total Drawn In Program Year:		\$671,802.77

### Errors on PR03 Report (GPR)

Expenditures reflected on this report, totaling \$671,802.77 are incorrect for the following activities:

**\$251.04** for IDIS Activity 704 overage (last year's expenses) – this is a program income receipt/drawn error already reported to IDIS help desk for assistance in correcting.

**\$251.04** for IDIS Activity 705 overage (last year's expenses)-this is a program income receipt/drawn error already reported to IDIS help desk for assistance in correcting.

**\$251.04** for IDIS Activity 748 shortage (current year's expenses missing) – this is a program income receipt/draw error already reported to IDIS help desk for assistance in correcting.

**\$56.04** for IDIS Activity 697 shortage (draw in 2008 but 2009 expenses) – reported on 2008 Financial Summary as over draw.

**\$487.19** for IDIS Activity 793 shortage (project funded in 2010 but expenses in 2009) – this project expenses, shown as payables, are in the 2009 Financial Summary, but did not print out on the GPR because the project was funded after year end.

With the above stated errors taken into account, the difference would then accurately reflect the 2009 expenses/draws for the 2009 program year which is \$672,094.96.

### III. Financial Summary PR26

IDIS

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND  
DEVELOPMENT  
PR 26 - CDBG Financial Summary Report

DATE: 12/16/2010  
TIME: 9:29:37 am  
PAGE: 1/1

Grantee	BRYAN , TX
Program Year	2009
<b>PART I: SUMMARY OF CDBG RESOURCES</b>	
01 UNEXPENDED CDBG FUNDS AT END OF PREVIOUS PROGRAM YEAR	156,171.59
02 ENTITLEMENT GRANT	941,398.00
03 SURPLUS URBAN RENEWAL	0.00
04 SECTION 108 GUARANTEED LOAN FUNDS	0.00
05 CURRENT YEAR PROGRAM INCOME	4,139.64
06 RETURNS	0.00
07 ADJUSTMENT TO COMPUTE TOTAL AVAILABLE	(1,506.24)
08 TOTAL AVAILABLE (SUM, LINES 01-07)	1,100,202.99
<b>PART II: SUMMARY OF CDBG EXPENDITURES</b>	
09 DISBURSEMENTS OTHER THAN SECTION 108 REPAYMENTS AND PLANNING/ADMINISTRATION	484,011.96
10 ADJUSTMENT TO COMPUTE TOTAL AMOUNT SUBJECT TO LOW/MOD BENEFIT	(195.00)
11 AMOUNT SUBJECT TO LOW/MOD BENEFIT (LINE 09 + LINE 10)	483,816.96
12 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	188,278.00
13 DISBURSED IN IDIS FOR SECTION 108 REPAYMENTS	0.00
14 ADJUSTMENT TO COMPUTE TOTAL EXPENDITURES	0.00
15 TOTAL EXPENDITURES (SUM, LINES 11-14)	672,094.96
16 UNEXPENDED BALANCE (LINE 08 - LINE 15)	428,108.03
<b>PART III: LOW/MOD BENEFIT THIS REPORTING PERIOD</b>	
17 EXPENDED FOR LOW/MOD HOUSING IN SPECIAL AREAS	0.00
18 EXPENDED FOR LOW/MOD MULTI-UNIT HOUSING	0.00
19 DISBURSED FOR OTHER LOW/MOD ACTIVITIES	484,011.96
20 ADJUSTMENT TO COMPUTE TOTAL LOW/MOD CREDIT	(195.00)
21 TOTAL LOW/MOD CREDIT (SUM, LINES 17-20)	483,816.96
22 PERCENT LOW/MOD CREDIT (LINE 21/LINE 11)	100.00%
<b>LOW/MOD BENEFIT FOR MULTI-YEAR CERTIFICATIONS</b>	
23 PROGRAM YEARS(PY) COVERED IN CERTIFICATION	PY: PY: PY:
24 CUMULATIVE NET EXPENDITURES SUBJECT TO LOW/MOD BENEFIT CALCULATION	0.00
25 CUMULATIVE EXPENDITURES BENEFITING LOW/MOD PERSONS	0.00
26 PERCENT BENEFIT TO LOW/MOD PERSONS (LINE 25/LINE 24)	0.00%
<b>PART IV: PUBLIC SERVICE (PS) CAP CALCULATIONS</b>	
27 DISBURSED IN IDIS FOR PUBLIC SERVICES	141,207.56
28 PS UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
29 PS UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
30 ADJUSTMENT TO COMPUTE TOTAL PS OBLIGATIONS	0.00
31 TOTAL PS OBLIGATIONS (LINE 27 + LINE 28 - LINE 29 + LINE 30)	141,207.56
32 ENTITLEMENT GRANT	941,398.00
33 PRIOR YEAR PROGRAM INCOME	1,004.16
34 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PS CAP	1,506.24
35 TOTAL SUBJECT TO PS CAP (SUM, LINES 32-34)	943,908.40
36 PERCENT FUNDS OBLIGATED FOR PS ACTIVITIES (LINE 31/LINE 35)	14.96%
<b>PART V: PLANNING AND ADMINISTRATION (PA) CAP</b>	
37 DISBURSED IN IDIS FOR PLANNING/ADMINISTRATION	188,278.00
38 PA UNLIQUIDATED OBLIGATIONS AT END OF CURRENT PROGRAM YEAR	0.00
39 PA UNLIQUIDATED OBLIGATIONS AT END OF PREVIOUS PROGRAM YEAR	0.00
40 ADJUSTMENT TO COMPUTE TOTAL PA OBLIGATIONS	0.00
41 TOTAL PA OBLIGATIONS (LINE 37 + LINE 38 - LINE 39 +LINE 40)	188,278.00
42 ENTITLEMENT GRANT	941,398.00
43 CURRENT YEAR PROGRAM INCOME	4,139.64
44 ADJUSTMENT TO COMPUTE TOTAL SUBJECT TO PA CAP	1,506.24
45 TOTAL SUBJECT TO PA CAP (SUM, LINES 42-44)	947,043.88
46 PERCENT FUNDS OBLIGATED FOR PA ACTIVITIES (LINE 41/LINE 45)	19.88%

IDIS

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND  
DEVELOPMENT

DATE: 12/15/2010  
TIME: 11:13:34 am  
PAGE: 1/2

LINE 19 DETAIL: ACTIVITIES INCLUDED IN  
THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2007	2	704	5201701	CRB001	14A	LMH	\$251.04
		705	5201773	CRB003	14A	LMH	\$251.04
	16	729	5062856	CHR001	14H	LMH	\$1,035.41
			5088012	CHR001	14H	LMH	\$2,091.84
2008	3	697	5052455	HOUSING ACTIVITIES	14A	LMH	\$14,757.32
			5052458	HOUSING ACTIVITIES	14A	LMH	\$1,501.66
			5062856	HOUSING ACTIVITIES	14A	LMH	\$12,648.80
			5079509	HOUSING ACTIVITIES	14A	LMH	\$251.04
		734	5052455	CHR002	14A	LMH	\$1,968.71
			5062856	CHR002	14A	LMH	\$1,113.69
			5088041	CHR002	14A	LMH	\$640.07
			5110410	CHR002	14A	LMH	\$1,451.50
			5124919	CHR002	14A	LMH	\$830.80
			5144348	CHR002	14A	LMH	\$1,207.01
			5156952	CHR002	14A	LMH	\$2,640.75
			5166706	CHR002	14A	LMH	\$2,486.20
			5170829	CHR002	14A	LMH	\$2,398.14
			5188222	CHR002	14A	LMH	\$1,043.09
		735	5088012	CRP006	14H	LMH	\$1,412.30
2009	1	748	5052455	Home Owner Housing Assistance	14A	LMH	\$1,520.76
			5052506	Home Owner Housing Assistance	14A	LMH	\$480.74
			5062856	Home Owner Housing Assistance	14A	LMH	\$6,068.14
			5062862	Home Owner Housing Assistance	14A	LMH	\$12,227.06
			5098041	Home Owner Housing Assistance	14A	LMH	\$29,871.36
			5088049	Home Owner Housing Assistance	14A	LMH	\$18,342.18
			5110410	Home Owner Housing Assistance	14A	LMH	\$29,898.59
			5110414	Home Owner Housing Assistance	14A	LMH	\$25,802.73
			5124919	Home Owner Housing Assistance	14A	LMH	\$13,802.27
			5124924	Home Owner Housing Assistance	14A	LMH	\$10,297.63
			5144348	Home Owner Housing Assistance	14A	LMH	\$114.85
			5144350	Home Owner Housing Assistance	14A	LMH	\$7,634.45
			5144802	Home Owner Housing Assistance	14A	LMH	\$20,019.45
			5156952	Home Owner Housing Assistance	14A	LMH	\$18,779.76
			5156966	Home Owner Housing Assistance	14A	LMH	\$8,536.93
			5160932	Home Owner Housing Assistance	14A	LMH	\$344.55
			5166706	Home Owner Housing Assistance	14A	LMH	\$12,952.23
			5166708	Home Owner Housing Assistance	14A	LMH	\$2,273.18
			5170829	Home Owner Housing Assistance	14A	LMH	\$9,312.17
			5170865	Home Owner Housing Assistance	14A	LMH	\$934.70
			5173990	Home Owner Housing Assistance	14A	LMH	\$114.85
			5188222	Home Owner Housing Assistance	14A	LMH	\$280.72
			5191543	Home Owner Housing Assistance	14A	LMH	\$2,429.77
		757	5062856	09 B Castle Heights Development	03K	LMH	\$43.72
			5088041	09 B Castle Heights Development	03K	LMH	\$364.44
			5110410	09 B Castle Heights Development	03K	LMH	\$2,038.45
			5124919	09 B Castle Heights Development	03K	LMH	\$519.04
			5144348	09 B Castle Heights Development	03K	LMH	\$427.80
			5156952	09 B Castle Heights Development	03K	LMH	\$246.49
			5166706	09 B Castle Heights Development	03K	LMH	\$176.72
			5170829	09 B Castle Heights Development	03K	LMH	\$169.02
			5188223	09 B Castle Heights Development	03K	LMH	\$74.34
			5189432	09 B Castle Heights Development	03K	LMH	\$74.34
		758	5062862	property acquisition	14A	LMH	\$55,546.07
			5124919	property acquisition	14A	LMH	\$46.72
			5156952	property acquisition	14A	LMH	\$39.02
		782	5156966	CDRE01	14A	LMH	\$417.07
			5170829	CDRE01	14A	LMH	\$114.49
		793	5188234	CDRE01	14A	LMH	\$487.19
3		740	5170829	Bryan Parks and Recreation Department Neal Recreational Program	05D	LMC	\$3,998.56
		741	5144348	Bryan Parks and Recreational Department --Summer Parks Program	05D	LMC	\$34,352.47
			5156952	Bryan Parks and Recreational Department --Summer Parks Program	05D	LMC	\$4,119.00
			5170829	Bryan Parks and Recreational Department --Summer Parks Program	05D	LMC	\$1,528.53
		743	5088049	Brazos Valley Food Bank , Inc. Backpack program	05	LMC	\$16,498.13
			5124919	Brazos Valley Food Bank , Inc. Backpack program	05	LMC	\$8,501.87
		744	5088041	MHMR of Brazos Valley, Mary Lake Drop In Center	05	LMC	\$4,303.00
			5124919	MHMR of Brazos Valley, Mary Lake Drop In Center	05	LMC	\$4,041.25
			5156966	MHMR of Brazos Valley, Mary Lake Drop In Center	05	LMC	\$318.28

IDIS

U.S. DEPARTMENT OF HOUSING AND  
URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND  
DEVELOPMENT

DATE: 12/15/2010  
TIME: 11:13:34 am  
PAGE: 2/2

LINE 19 DETAIL: ACTIVITIES INCLUDED IN  
THE COMPUTATION OF LINE 19

Plan Year	IDIS Project	IDIS Activity	Voucher Number	Activity Name	Matrix Code	National Objective	Drawn Amount
2009	3	744	5170829	MHMR of Brazos Valley, Mary Lake Drop In Center	05	LMC	\$8,549.47
		745	5088041	Family Promise of Bryan-College Station, Family Support Services	05	LMC	\$2,597.40
			5124919	Family Promise of Bryan-College Station, Family Support Services	05	LMC	\$1,944.00
			5170829	Family Promise of Bryan-College Station, Family Support Services	05	LMC	\$5,458.60
		746	5088041	Voices for Children, Court Appointed/Special Advocated (CASA) of Brazos County Program	05	LMC	\$5,909.48
			5124919	Voices for Children, Court Appointed/Special Advocated (CASA) of Brazos County Program	05	LMC	\$6,238.09
			5170829	Voices for Children, Court Appointed/Special Advocated (CASA) of Brazos County Program	05	LMC	\$12,849.43
		747	5088051	United Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program	05	LMC	\$6,293.95
			5124919	United Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program	05	LMC	\$4,197.24
			5170829	United Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program	05	LMC	\$9,508.81
<b>Total</b>							<b>\$484,011.96</b>

#### **IV. Program Income Summary for 2009**

CDBG Housing Rehab	\$2,633.40
<b>Total Program Income</b>	<b><u>\$2,633.40</u></b>

##### **Financial Summary Adjustment**

##### **Line 5: Program Income:**

No adjustment needed

Line 7: Adjustment to compute total available:

**Subtract:** \$1,506.24

**PR26** report states that there is \$4,139.64 in program income, but PR01 states 2,382.36 drawn and Report 9 states \$2,884.44 receipted and \$2,382.36 drawn. Total receipted and drawn PI was \$2,633.40. Total receipted and drawn on HUD activity 697 was \$365.89 and HUD activity 748 was 2,267.51. **\*These errors have been reported to IDIS help desk.**

**Net:** \$1,506.24

##### **Line 10 : Adjustment to compute total expenditures:**

**Subtract:** -251.04

**PR03** is showing an overdraw of PI \$251.04 in activity 748

**Add:** 56.04

**PR03** is an under draw because drawn last year and shown as overdraw in last year's financial summary.

**Net:** -195.00

##### **Line 20: Adjustment to compute total low/mod credit**

**Subtract:** -251.04

**PR03** is showing an overdraw of PI \$251.04 in activity 748

**Add:** 56.04

**PR03** is an under draw because drawn last year

**Net:** -195.00

##### **Line 44: Adjustment to compute total subject to PA CAP:**

**Subtract:** \$1,506.24

**PR26** report states that there is \$4,139.64 in program income, but PR01 states 2,382.36 drawn and Report 9 states \$2,884.44 receipted and \$2,382.36 drawn. Total receipted and drawn PI was \$2,633.40. Total receipted and drawn on HUD activity 697 was \$365.89 and HUD activity 748 was 2,267.51. **\*These errors have been reported to IDIS help desk.**

**Net:** \$1,506.24

## **V. Financial Summary Attachment and LOCCS Reconciliation**

### **A. Program Income Received**

Program income received during the year resulted from loan proceeds. These proceeds resulted in program income totaling \$2,633.40 (see financial summary adjustments for details on program income). This program income is used to offset housing expenditures, including program delivery expenditures.

### **Prior Period Adjustments**

**See attached.**

### **C. Loans and Other Reconciliation**

There were no floating loan activities during year. See the Financial Summary information in the narrative for detail on loan balances.

### **D. LOCCS Reconciliation**

Unexpended Balance of CDBG funds	<b>\$428,108.03</b>
For program year 2010	
LOCCS Balance	\$439,478.42
Cash on Hand:	
Grantee Program Account	\$ 0.00
Sub recipients Program Accounts	\$ 0.00
Revolving Fund Cash Balances	\$ 0.00
Section 108 Cash Balances	\$ 0.00
Cash on Hand Total (PI not used before 9/30/08)	\$ 0.00
Grantee CDBG Program Liabilities (include any reimbursements, due from program funds) Sub recipient CDBG Program Liabilities (include any reimbursements due from program funds) (Drawn from Grant)	\$ 11,370.39
(Drawn from P.I.)	<u>\$ 0.00</u>
<b>*Liabilities Total</b>	
(Includes PI & EN used for payables)	\$ 11,370.39
Balance (provide an explanation if an Unrecognized difference exists)	<b>\$428,108.03</b>
<b>Minus overdraw</b>	<b>\$ 0.00</b>
<b>Correct ending balance for 2009</b>	<b>\$428,108.03</b>

### **E. Un-programmed Funds Calculation**

Amount of funds available during the Reporting period	\$1,100,202.99
Income expected but not yet realized**	\$ 0.00
Subtotal	\$1,100,202.99
Less total budgeted amount	\$1,100,202.99
Un-programmed Balance	\$ 0.00

\*This amount should reflect any income considered as a resource in the action plan (and any amendments) for the period covered by this report, as well as that identified in prior action. Plans/final statements (including any amendments), that was expected to be received by the end of the reporting period but had not yet been received; e.g. program income.

## **VI. Economic Development**

### **Revolving Loan Program: Narrative on Job Creation and Retention Loans to Eliminate Slum and Blight, and Section 108 Loans**

#### **B-04-MC-48-0006**

The Revolving Loan program was dissolved upon instruction and approval from the HUD CPD office on May 9, 2005. Special Economic Development Assistance to Private for Profit Entities during the program year is summarized in this section, including past and current information on the revolving loan program before it was dissolved. Program income from past revolving loans became program income from that point forward and was used in accordance to program income guidelines. Special Economic Development Assistance to Private for Profit Entities includes: The initial number of jobs to be created or retained by each business is determined during the loan application and approval process for the development assistance loans. Jobs are based on the company's business plan and related projects, historical data if available and industry based information. Any loan recipients are entered into a Job Creation and Retention Contract with the City. The contract described the jobs to be created/retained, defined the number of jobs, time frame for reaching the employment goal and percentage of jobs to be made available to low and moderate-income persons. The contract also sets forth a low and moderate-income employment strategy, described the records to be kept, documentation and reporting requirements. No special funded economic development assistance to private for-profit entities was provided in the program year.

#### **Summary of Job Creation and Retention Activity Historical Data and Current Loans Revolving Loan Funds**

##### **Corner of Time**

The Corner of Time is an antique mall, which started up in June of 1992. The owner received a \$65,000 loan to acquire property, purchase inventory and provide start-up capital. The loan was based on the creation of 4 full time and 5 part time positions. Two full time and 4 part time jobs were reported in GPR's prior to 1998. During the 2004 program year, two new full time positions were created.

<u>New Jobs Created</u>	<u>Low/mod</u>	<u>Other</u>
Sales Clerk	3 FT	
<u>Jobs Previously Reported</u>		
Owner/Manager	1 FT	
Sales clerk	3 PT	
Asst. Manager		1 FT
Bookkeeper		1 PT
<u>Total Jobs to Date</u>	5.5 FTEs	1.5 FTEs

To date 5.5 FT and 4 PT jobs have been created by this business (equal to 7 Full Time Equivalents) 70% low/mod jobs; with sufficient jobs being created. As of 9/30/10 the balance for the Corner of Time loan is \$7,029.14.

**History:** As of September 30, 2010, the Corner of Time is a going concern and was fully open and operational. The business continues to make payments on the outstanding loan balance from the original note dated June 1992, although payments are not made regularly or on time. The Community Development staff made continual attempts to encourage the principal, Mr. Buchanan, to pay the past due balance of the note.  
**Current Information:** Loan amounts paid in the program year include \$1,255.20 for principal, with an ending balance of \$7,029.14.



## Loans to Eliminate Slum and Blighting Influences

### B-95-MC-48-0006

In 1972, the Central Business District of Bryan was designated as a “blighted area”. Reasons for the designation included: large numbers of vacant buildings, deteriorated commercial buildings and outdated/deteriorated infrastructure. In 1985, the area was designated as a “pocket of poverty”. In 1990, the City approved a façade loan program to address the exterior appearance of these buildings using CDBG funds. In 1995, the program was expanded to address other elements of blight in this area namely, roof repair, code violations, structural stability, hazardous materials abatement and handicapped accessibility. The program was renamed the Building Improvements Program. In 1996, the City approved the Paint Program. Through this program, CDBG loan funds are used to provide property owners in this targeted area with adequate paint and primer to appropriately repaint the exteriors of their commercial properties. This program is the only active program for the downtown area for CDBG funds.

## Narrative on Revolving Loan Activities-Building Improvement Loans

### B-97-98-99-00-01-MC-48-0006

**History:** There are no remaining revolving loans (not tied to job creation) remaining for the building improvement loans. Program income from the dissolved Revolving Loan Program was utilized for housing projects and reported under the financial statement in the housing narrative. Total loans outstanding as of 9/30/2010 are \$7,029.14 for Corner of Time.

## Section 108 Loan Guarantee

### LaSalle Hotel Development

**History:** In April 1997 the City of Bryan was approved for a \$3.2 million Section 108 loan guarantee (B-95-48-0006). These funds were matched by \$1.1 million in Historic Tax Credit equity and \$1.7 million in bank financing, with all private funds being expended. The Section 108 loan was used to acquire and renovate a historic hotel in downtown Bryan, which sat vacant for more than 20 years. This completed 55 room hotel provides 4-star quality services geared for business travelers. Jobs expected to be created are 68 (**30 jobs for the LaSalle Hotel only**) upon stabilized occupancy of the hotel. The hotel opened at the end of September 2000. To date the following low to moderate income jobs have been created and retained:

Position	Low-Mod F/T	Low-Mod PT	Other
General Manager			1 FTE
Assistant General Manager			1 FTE
Sales Marketing Director	1 FTE		
Executive Housekeeper	1 FTE		
Room Attendant		2 PTE	
Guest Service Representative	1 FTE	3 PTE	
Night Auditor	1 FTE	1 PTE	
Chief Engineer (Maintenance)	1 FTE	1 PTE	
Laundry Attendant		1 PTE	
Executive Chef	1 FTE		
Cook	1 FTE		
Bartenders	1 FTE		
Bar Servers		4 PTE	
<b>TOTAL</b>	<b>8 FTE</b>	<b>12 PTE</b>	<b>2 FTE</b>

A total of 10 FTE and 12 PTE (6 FTE) have been created, equating to 16 FTE low to moderate income positions.

As of the prior reporting periods all Section 108 funds were expended. The HUD Section 108 loan is scheduled to be paid in full by 8/2018. City Council approved expenditures to be paid by the general fund and included January interest \$74,823.75 and July interest and principal (\$74,823.75 + \$180, 00.00). Current balance owed on the Section 108 is \$2,140,000.

At the end of the 2009-2010 program years, the LaSalle Hotel finished in the black with a Net Operating Profit of \$619.12 as compared to Net Operating Profit of \$25.00 for the 2008-09 year. This was Magnolia Hotels, a management company who specializes in managing historic hotels with two historic hotels in Texas

(Magnolia Hotels/Dallas and Magnolia Hotels/Houston), first complete year of a 5 year contract. The annual plan for the LaSalle, which included approximately \$638,000 in capital improvements for the 2009-2010 year, was approved at the 9/8/2009 BCD meeting. These renovations were completed at the end of March 2010 and included the following: expansion of coffee shop to restaurant/bar with needed kitchen equipment, expansion of lobby area, new furniture, fixtures and equipment (computer upgrades to match Magnolia Hotels software/tracking systems), new flat screen televisions, window repair/replacements and installation of French doors to courtyard from the new bar area. Additionally, roof repairs were made. The 2011 annual plan was presented and approved by Bryan Commerce and Development at the September 2010 board meeting.

Increased competition in the Bryan/College Station, along with a nationwide dip in hotel occupancy, has decreased market share, making repeat business one of the more challenging aspects for the hotel and its sales team. The average daily rate was \$93.34 compared to local market rates of \$90.75. Average occupancy for the last 12 months was 44.3% compared to the local comp set of 60%. The hotel did not seek any additional fund requests from the City of Bryan general fund.

### **The Bryan College Station Community Health Center**

**History:** The City received conditional approval (March 1999) for a Section 108 Loan (B-97-MC-48-0006) for \$1.2 million to assist in the construction of a consolidated health care facility. This facility has co-located several providers who will provide health and social services to low to moderate-income citizens. The co-location and collaboration helps to reduce duplication of services, increase access to services, reduce use of emergency services, and provide for continuity of care to a family's health care needs. Other funds originally committed at the beginning of the project, including CDBG funds from the City of College Station and Bryan was \$964,063. All Section 108 funds were expended in the 1999-2000 reporting year. This Section 108 loan was paid in full in the 2008-2009 program year. The BCS Community Health Center continues to serve low and moderate income clients from the Brazos County, with approximately 20,000 unduplicated being served annually.

## VII. Section 108 Accomplishment Report

Grant #: B-95-MC-48-0006

Activity Title	Loan Amount	Payments Rec'd from Borrower		Balance Owed	Status (e.g., on-time; late; default)	Sources of Payments to HUD						Outstanding Balance - HUD
		This Year	Cumulative			CDBG		Payments from Borrower		Other Source (specify)		
						This Year	Cumulative	This Year	Cumulative	This Year	Cumulative	
LaSalle Hotel	3,200,000	\$0	\$0	\$0		\$0.00	\$2,078,075.51	\$0	\$461,840.93	\$329,647.50	\$1,445,923.16	\$2,140.00.00

(General Fund)

PROJECT DESCRIPTION			CDBG \$			ELIGIBLE ACTIVITY	NATIONAL OBJECTIVE		JOBS					LMA	SBA
Grantee Name	Project Number	Project Name	108 Loan Amount	Other CDBG \$s	Total CDBG \$ Assistance	HUD Matrix Code for Eligible Activity	HUD N.O. Matrix Code	Indicate if N.O. Has Been Met	FTE Jobs Proposed in 108 Appl.	Total Actual FTE Jobs Created	Number Held by/ Made Available to Low/ Mod	Percent Held by/ Made Available to Low/ Mod	Presumed Low/ Mod Benefit (P) or (RSA)	Percent Low/ Mod in Service Area	Slum/ Blight Area Y=Yes
B-95-LaSalle Hotel	MC-48-0006	LaSalle Hotel	\$3,200,000	\$165,000	\$3,452,725	18A	LMJ	Y	30	16	14	88%			Y
TOTALS			\$3,200,000	\$165,000	\$3,452,725				30	16	14	N/A		N/A	
Notes: See Attached Guidance		(1) & (2)				(3)	(4)		(5)	(6)	(7)	(8)	(8)	(8)	

# VIII. IDIS REPORTS CDBG

DATE: 12/8/2010  
TIME: 2:09:37 pm  
PAGE: 1/1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR23 (1 of 7) - Count of CDBG Activities with Disbursements by Activity Group &

IDIS

Activity Group	Activity Category	Matrix Code						Total Activities Disbursed
		Underway Count	Underway Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count		
Housing	Rehab; Single-Unit Residential (14A) Rehabilitation Administration (14H)	5	\$305,222.71	3	\$29,158.82	8	\$334,381.53	
		0	\$0.00	2	\$4,539.55	2	\$4,539.55	
Public Facilities and Improvements	Street Improvements (03K)	5	\$305,222.71	5	\$33,698.37	10	\$338,921.08	
		1	\$4,134.36	0	\$0.00	1	\$4,134.36	
Public Services	Public Services (General) (05) Youth Services (05D)	0	\$0.00	5	\$97,209.00	5	\$97,209.00	
		0	\$0.00	2	\$43,998.56	2	\$43,998.56	
General Administration and Planning	General Program Administration (21A)	0	\$0.00	7	\$141,207.56	7	\$141,207.56	
		1	\$0.00	1	\$188,278.00	2	\$188,278.00	
		7	\$309,357.07	13	\$188,278.00	20	\$672,541.00	

1/1

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR23 (2 of 7) - CDBG Sum of Actual Accomplishments by Activity Group and Accomplishment Type

IDIS

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Housing	Rehab: Single-Unit Residential (14A)	Housing Units	32	16	48
	Rehabilitation Administration (14H)	Housing Units	0	1	1
			32	17	49
Public Facilities and Improvements	Street Improvements (03K)	Housing Units	0	0	0
	Public Services (General) (05)	Persons	0	1,172	1,172
	Youth Services (05D)	Persons	0	886	886
			0	2,058	2,058
			32	2,075	2,107

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR23 (3 of 7) - CDBG Beneficiaries by Racial / Ethnic Category

IDIS

Housing-Non Housing	Race	Total Persons	Hispanic Persons	Total Households	Hispanic Households	Total
Housing	White	0	0	23	15	
	Black/African American	0	0	27	0	
	Other multi-racial	0	0	1	1	
	<b>Total</b>	<b>0</b>	<b>0</b>	<b>51</b>	<b>16</b>	
Non Housing	White	960	435	0	0	
	Black/African American	620	32	0	0	
	Asian	5	0	0	0	
	American Indian/Alaskan Native	15	7	0	0	
	American Indian/Alaskan Native & White	19	10	0	0	
	Asian & White	10	0	0	0	
	Black/African American & White	200	17	0	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	11	8	0	0	
	Other multi-racial	218	202	0	0	
	<b>Total</b>	<b>2,058</b>	<b>711</b>	<b>0</b>	<b>0</b>	
Total	White	960	435	23	15	
	Black/African American	620	32	27	0	
	Asian	5	0	0	0	
	American Indian/Alaskan Native	15	7	0	0	
	American Indian/Alaskan Native & White	19	10	0	0	
	Asian & White	10	0	0	0	
	Black/African American & White	200	17	0	0	
	Amer. Indian/Alaskan Native & Black/African Amer.	11	8	0	0	
	Other multi-racial	218	202	1	1	
	<b>Total</b>	<b>2,058</b>	<b>711</b>	<b>51</b>	<b>16</b>	

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (4 of 7) - CDBG Beneficiaries by Income Category

IDIS

Income Levels	Occupied Persons	
	Owner	Renter
Housing	41	0
Extremely Low (<=30%)	8	0
Low (>30% and <=50%)	2	0
Mod (>50% and <=80%)	51	0
Total Low-Mod	0	0
Non Low-Mod (>80%)	51	0
Total Beneficiaries	0	1,024
Non Housing	0	721
Extremely Low (<=30%)	0	95
Low (>30% and <=50%)	0	1,840
Mod (>50% and <=80%)	0	218
Total Low-Mod	0	0
Non Low-Mod (>80%)	0	2,058
Total Beneficiaries		

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (5 of 7) - Home Disbursements and Unit Completions

ID/S

Activity Type	Disbursed Amount	Units Completed	Units Occupied
Rentals	\$0.00	1	1
First Time Homebuyers	\$227,779.82	27	27
Existing Homeowners	\$188,934.78	2	2
Total, Rentals and TBRA	\$0.00	1	1
Total, Homebuyers and Homeowners	\$416,714.60	29	29
Grand Total	\$416,714.60	29	29



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
 OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
 PR23 (6 A of 7) - Home Unit Completions by Percent of Area Median Income

IDIS

Activity Type	Units Completed									
	0%	31%	51%	61%	Total	0%	0%	0%	0%	Total
Rentals	0	0	1	0	1	1	1	1	1	1
First Time Homebuyers	2	7	2	16	11	27	2	2	1	2
Existing Homeowners	1	0	0	1	1	2	1	1	1	2
Total, Rentals and TBRA	0	0	1	0	1	1	1	1	1	1
Total, Homebuyers and Homeowners	3	7	2	17	12	29	3	3	2	29
Grand Total	3	7	3	17	13	30	3	3	3	30

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR23 (6 B of 7) - Home Unit Reported As Vacant

IDIS	Activity Type	Reported as Vacant
	Rentals	0
	First Time Homebuyers	0
	Existing Homeowners	0
	Total, Rentals and TBRA	0
	Total, Homebuyers and Homeowners	0
	Grand Total	0

	U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT												DATE: 12/8/2010			
	OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT												TIME: 2:32:59 pm			
	PR23 (7 of 7) - Home Unit Completions by Racial / Ethnic Category												PAGE: 1/1			
	Rentals			First Time Homebuyers			Existing Homeowners			Total, Rentals and TBRA			Total, Homebuyers and Homeowners			Grand Total
	Units Completed	Hispanics Completed	Units	Units Completed	Hispanics Completed	Units	Units Completed	Hispanics Completed	Units	Units Completed	Hispanics Completed	Units	Units Completed	Hispanics Completed	Units	Units Completed
White	1	1	18	10	1	1	1	1	1	1	1	19	11	20	12	12
Black/African American	0	0	9	0	1	0	0	0	0	0	0	10	0	10	0	0
Total	1	1	27	10	2	1	1	1	1	1	1	29	11	30	12	12

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2009	9115	748	Home Owner Housing Assistance	OPEN	14A	LMH	492,628.83	47.2	232,541.15	32	32	100.0	32	0
2009	9115	758	property acquisition	OPEN	14A	LMH	56,000.00	0.0	55,631.81	0	0	0.0	0	0
2009	9115	782	1013 Suncrest	OPEN	14A	LMH	20,000.00	0.0	531.56	0	0	0.0	0	0
2009	9115	790	1013 Suncrest	OPEN	14A			0.0	0.00	0	0	0.0	0	0
2009	9115	792	CDRC01	OPEN	14A	LMH	0.00	0.0	0.00	0	0	0.0	0	0
2009	9115	793	CDRE01	OPEN	14A	LMH	90,000.00	0.0	487.19	0	0	0.0	0	0
2009 TOTALS: BUDGETED/UNDERWAY COMPLETED														
							658,628.83	43.9	289,191.71	32	32	100.0	32	0
							0.00	0.0	0.00	0	0	0.0	0	0
CUMULATIVE														
							658,628.83	43.9	289,191.71	32	32	100.0	32	0
PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2008	0003	697	HOUSING ACTIVITIES	COM	14A	LMH	198,493.96	100.0	198,493.96	16	16	100.0	16	0
2008	0003	734	CHR002	OPEN	14A	LMH	20,321.64	0.0	20,321.64	0	0	0.0	0	0
2008	0003	735	CRP006	COM	14H	LMH	86,554.40	6.5	5,626.85	1	1	100.0	1	0
2008 TOTALS: BUDGETED/UNDERWAY COMPLETED														
							20,321.64	100.0	20,321.64	0	0	0.0	0	0
							285,048.36	71.6	204,120.81	17	17	100.0	17	0
							305,370.00	73.4	224,442.45	17	17	100.0	17	0
CUMULATIVE														
							20,321.64	100.0	20,321.64	0	0	0.0	0	0
							285,048.36	71.6	204,120.81	17	17	100.0	17	0
							305,370.00	73.4	224,442.45	17	17	100.0	17	0
PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	CDBG DRAWN AMOUNT	CDBG OCCUPIED TOTAL	UNITS L/M	% L/M	CUMULATIVE OCCUPIED UNITS OWNER	RENTER
2007	0002	654	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	335,747.12	100.0	335,747.12	55	55	100.0	55	0

IDIS - PR10

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Housing Activities  
BRYAN, TX

DATE: 12-08-10  
TIME: 14:37  
PAGE: 2

2007	0002	704 CR8001	COM	14A	LMH	24,700.83	100.0	24,700.83	1	1	100.0	1	0
2007	0002	705 CR8003	COM	14A	LMH	74,390.33	100.0	74,390.33	1	1	100.0	1	0
2007	0002	706 CR8004	COM	14A	LMH	4,431.10	100.0	4,431.10	1	1	100.0	1	0
2007	0016	729 CHR001	COM	14H	LMH	101,435.81	8.3	8,369.32	1	1	100.0	1	0
2007	TOTALS: BUDGETED/UNDERWAY					0.00	0.0	0.00	0	0	0.0	0	0
	COMPLETED					540,705.19	82.7	447,638.70	59	59	100.0	59	0
						540,705.19	82.7	447,638.70	59	59	100.0	59	0

PGM	PROJ	IDIS	MTX	NTL	STATUS	CD	OBJ	Total	EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	CUMULATIVE	
YEAR	ID	ACT ID	ACTIVITY NAME										TOTAL	L/M		OCCUPIED	
																OWNER	
2006	0002	586 HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	294,046.93	100.0	294,046.93	28	28	100.0	28	28	28	100.0	28	0
2006	TOTALS: BUDGETED/UNDERWAY					0.00	0.0	0.00	0	0	0.0	0	0	0	0.0	0	0
	COMPLETED					294,046.93	100.0	294,046.93	28	28	100.0	28	28	28	100.0	28	0
						294,046.93	100.0	294,046.93	28	28	100.0	28	28	28	100.0	28	0

PGM	PROJ	IDIS	MTX	NTL	STATUS	CD	OBJ	Total	EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	CUMULATIVE	
YEAR	ID	ACT ID	ACTIVITY NAME										TOTAL	L/M		OCCUPIED	
																OWNER	
2005	0004	551 HOUSING ACTIVITIES	COM	14A	LMH	379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0
2005	TOTALS: BUDGETED/UNDERWAY					0.00	0.0	0.00	0	0	0.0	0	0	0	0.0	0	0
	COMPLETED					379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0
						379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0

PGM	PROJ	IDIS	MTX	NTL	STATUS	CD	OBJ	Total	EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	CUMULATIVE	
YEAR	ID	ACT ID	ACTIVITY NAME										TOTAL	L/M		OCCUPIED	
																OWNER	
2005	0004	551 HOUSING ACTIVITIES	COM	14A	LMH	379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0
2005	TOTALS: BUDGETED/UNDERWAY					0.00	0.0	0.00	0	0	0.0	0	0	0	0.0	0	0
	COMPLETED					379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0
						379,365.58	100.0	379,365.58	7	7	100.0	42	7	7	100.0	42	0

2004	0002	485	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	242,680.29	100.0	242,680.29	19	19	100.0	0	19
2004 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
							0.00	0.0	0.00	0	0	0.0	0	0
							242,680.29	100.0	242,680.29	19	19	100.0	0	19
							242,680.29	100.0	242,680.29	19	19	100.0	0	19
CUMULATIVE														
PGM	PROJ	IDIS												
YEAR	ID	ACT ID	ACTIVITY NAME	STATUS	MTX	NTL	Total	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	OWNER
2003	0003	448	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	217,142.65	100.0	217,142.65	41	41	100.0	0	41
2003 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
							0.00	0.0	0.00	0	0	0.0	0	0
							217,142.65	100.0	217,142.65	41	41	100.0	0	41
							217,142.65	100.0	217,142.65	41	41	100.0	0	41
CUMULATIVE														
PGM	PROJ	IDIS												
YEAR	ID	ACT ID	ACTIVITY NAME	STATUS	MTX	NTL	Total	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	OWNER
2002	0018	392	CDBG HOUSING ASSISTANCE	COM	14A	LMH	186,202.12	100.0	186,202.12	15	15	100.0	0	15
2002 TOTALS: BUDGETED/UNDERWAY														
COMPLETED														
							0.00	0.0	0.00	0	0	0.0	0	0
							186,202.12	100.0	186,202.12	15	15	100.0	0	15
							186,202.12	100.0	186,202.12	15	15	100.0	0	15
CUMULATIVE														
PGM	PROJ	IDIS												
YEAR	ID	ACT ID	ACTIVITY NAME	STATUS	MTX	NTL	Total	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED	UNITS	% L/M	OWNER
2001	0008	334	HOMEOWNER HOUSING ASSISTANCE	COM	14A	LMH	249,961.97	100.0	249,961.97	31	31	100.0	0	31
2001	0008	430	FELICITAS COSINOS	COM	14A	LMH	19,100.00	0.0	0.00	0	3	100.0	0	3

2001 TOTALS: BUDGETED/UNDERWAY 0.00 0.0 0.00 0 0 0.0 0 0  
COMPLETED 269,061.97 92.9 249,961.97 34 34 100.0 0 34  
269,061.97 92.9 249,961.97 34 34 100.0 0 34

PGM	PROJ	IDIS	MTX	NTL	Total	CDBG	OCUPIED	UNITS	% L/M	OCUPIED	UNITS	CUMULATIVE
YEAR	ID	ACT ID	STATUS	CD	OB3	EST. AMT	% CDBG	DRAWN AMOUNT	TOTAL	L/M	OWNER	RENTER
2000	0004	285	COM	14A	LMH	178,322.97	100.0	178,322.97	30	30	100.0	0
TOTALS: BUDGETED/UNDERWAY 0.00 0.0 0.00 0 0 0.0 0 0												
COMPLETED 178,322.97 100.0 178,322.97 30 30 100.0 0 30												
2000 TOTALS: BUDGETED/UNDERWAY 178,322.97 100.0 178,322.97 30 30 100.0 0 30												
COMPLETED 178,322.97 100.0 178,322.97 30 30 100.0 0 30												

PGM	PROJ	IDIS	MTX	NTL	Total	CDBG	OCUPIED	UNITS	% L/M	OCUPIED	UNITS	CUMULATIVE
YEAR	ID	ACT ID	STATUS	CD	OB3	EST. AMT	% CDBG	DRAWN AMOUNT	TOTAL	L/M	OWNER	RENTER
1999	0003	229	COM	14A	LMH	224,501.71	100.0	224,501.71	15	14	93.3	0
1999	0008	234	COM	14A	LMH	18,780.64	100.0	18,780.64	2	2	100.0	0
1999	0018	270	COM	14A	LMH	17,216.31	0.0	0.00	1	1	100.0	0
TOTALS: BUDGETED/UNDERWAY 0.00 0.0 0.00 0 0 0.0 0 0												
COMPLETED 260,498.66 93.3 243,282.35 18 17 94.4 0 18												
1999 TOTALS: BUDGETED/UNDERWAY 260,498.66 93.3 243,282.35 18 17 94.4 0 18												
COMPLETED 260,498.66 93.3 243,282.35 18 17 94.4 0 18												

PGM	PROJ	IDIS	MTX	NTL	Total	CDBG	OCUPIED	UNITS	% L/M	OCUPIED	UNITS	CUMULATIVE
YEAR	ID	ACT ID	STATUS	CD	OB3	EST. AMT	% CDBG	DRAWN AMOUNT	TOTAL	L/M	OWNER	RENTER
1998	0004	172	COM	14H	LMH	132,190.59	0.0	132,190.59	0	0	0.0	0
1998	0004	196	COM	14A	LMH	262,702.33	100.0	262,702.33	67	67	100.0	0
1998	0006	269	COM	14A	LMH	19,016.77	0.0	0.00	1	1	100.0	0
TOTALS: BUDGETED/UNDERWAY 413,909.69 0.0 413,909.69 67 67 100.0 0 67												
COMPLETED 413,909.69 0.0 413,909.69 67 67 100.0 0 67												

IDIS - PR10

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Housing Activities  
BRYAN , TX

DATE: 12-08-10  
TIME: 14:37  
PAGE: 5

1998 TOTALS: BUDGETED/UNDERWAY 0.00 0.0 0.00 0 0 0.0 0 0  
COMPLETED 413,909.69 95.4 394,892.92 68 68 100.0 0 68  
413,909.69 95.4 394,892.92 68 68 100.0 0 68

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER	CUMULATIVE
1997	0008	103	1997 HOME OWNER HOUSING ASSISTANCE	COM	14A	LMH	187,968.00	100.0	187,968.00	0.00	62	62	100.0	0	62	
1997	0008	128	1997 - HOUSING ADMINISTRATIVE (CDBG)	COM	14H	LMH	131,305.00	0.0	131,305.00	0.00	0	0	0.0	0	0	
1997	0008	133	ELDER AID EMERGENCY	COM	14A	LMH	10,000.00	100.0	10,000.00	0.00	13	13	100.0	0	13	
1997	0021	161	HBR-031	COM	14A	LMH	20,053.00	19.9	4,000.00	0.00	1	1	100.0	0	1	
1997	TOTALS:		BUDGETED/UNDERWAY				0.00	0.0	0.00	0.00	0	0	0.0	0	0	
			COMPLETED				349,326.00	95.4	333,273.00	0.00	76	76	100.0	0	76	
							349,326.00	95.4	333,273.00	0.00	76	76	100.0	0	76	

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER	CUMULATIVE
1995	0005	165	1995 MULTI-UNIT RESIDENTIAL	COM	14A	LMH	0.00	0.0	0.00	0.00	29	29	100.0	0	29	
1995	TOTALS:		BUDGETED/UNDERWAY				0.00	0.0	0.00	0.00	0	0	0.0	0	0	
			COMPLETED				0.00	0.0	0.00	0.00	29	29	100.0	0	29	
							0.00	0.0	0.00	0.00	29	29	100.0	0	29	

PGM YEAR	PROJ ID	IDIS ACT ID	ACTIVITY NAME	STATUS	MTX CD	NTL OBJ	Total EST. AMT	% CDBG	DRAWN AMOUNT	CDBG	OCCUPIED TOTAL	UNITS L/M	% L/M	OCCUPIED OWNER	UNITS RENTER	CUMULATIVE
1994	0002	19	Unknown	COM	14A	LMH	0.00	0.0	0.00	0.00	0	0	0.0	0	0	
1994	0002	34	MULTI-FAMILY RENTAL REHAB	COM	14B	LMH	0.00	0.0	0.00	0.00	29	29	100.0	0	29	



IDIS - PR10	U.S. Department of Housing and Urban Development Office of Community Planning and Development Integrated Disbursement and Information System CDBG Housing Activities BRYAN, TX										DATE: 12-08-10
											TIME: 14:37
											PAGE: 6
1994 0002	40 Unknown	COM	14A	LMH	0.00	0.00	2	2	100.0	0	2
1994											0
		TOTALS: BUDGETED/UNDERWAY									
		COMPLETED									
		0.00	0.0	0.00	0	0	0	0	0	0	0
		0.00	0.0	0.00	31	31	100.0	0	0	31	31
		0.00	0.0	0.00	31	31	100.0	0	0	31	31

## Public Facilities and Infrastructure

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0
Number of Households Assisted										
with new access to a facility	0	0	0	0	0	0	0	0	0	0
with improved access to a facility	0	0	0	0	0	0	0	0	0	0
with access to a facility that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

## Public Services

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted										
with new (or continuing) access to a service	1,407	0	0	0	0	0	0	0	0	1,407
with improved (or continuing) access to a service	651	0	0	0	0	0	0	0	0	651
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	2,058	0	0	0	0	0	0	0	0	2,058

## Public Services (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Households Assisted										
with new (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with improved (or continuing) access to a service	0	0	0	0	0	0	0	0	0	0
with new access to a service that is no longer substandard	0	0	0	0	0	0	0	0	0	0
Totals :	0	0	0	0	0	0	0	0	0	0

## Economic Development

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Businesses Assisted										
Of Total	0	0	0	0	0	0	0	0	0	0
New businesses assisted	0	0	0	0	0	0	0	0	0	0
Existing businesses assisted	0	0	0	0	0	0	0	0	0	0
Number of business facades/buildings rehabilitated	0	0	0	0	0	0	0	0	0	0
Assisted businesses that provide a good or service to service area/neighborhood/community	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Created	0	0	0	0	0	0	0	0	0	0
Types of Jobs Created										
Officials and Managers	0	0	0	0	0	0	0	0	0	0

## Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Professional	0	0	0	0	0	0	0	0	0	0
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs created, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Number unemployed prior to taking jobs	0	0	0	0	0	0	0	0	0	0
Total Number of Jobs Retained	0	0	0	0	0	0	0	0	0	0
Types of Jobs Retained										
Officials and Managers	0	0	0	0	0	0	0	0	0	0
Professional	0	0	0	0	0	0	0	0	0	0

## Economic Development (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Technicians	0	0	0	0	0	0	0	0	0	0
Sales	0	0	0	0	0	0	0	0	0	0
Office and Clerical	0	0	0	0	0	0	0	0	0	0
Craft Workers (skilled)	0	0	0	0	0	0	0	0	0	0
Operatives (semi-skilled)	0	0	0	0	0	0	0	0	0	0
Laborers (unskilled)	0	0	0	0	0	0	0	0	0	0
Service Workers	0	0	0	0	0	0	0	0	0	0
Of jobs retained, number with employer sponsored health care benefits	0	0	0	0	0	0	0	0	0	0
Acres of Brownfields Remediated	0	0	0	0	0	0	0	0	0	0

## Rehabilitation of Rental Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units										
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Units Made 504 accessible	0	0	0	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0	0	0	0
Created through conversion of non-residential to residential buildings	0	0	0	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Affordable	0	0	0	0	0	0	0	0	0	0
Of Affordable Units										
Number subsidized by another federal, state, local program	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Number of years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0

IDIS - PR83

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Performance Measures Report  
Program Year 2009 BRYAN, TX

DATE: 12-08-10  
TIME: 12:10  
PAGE: 2

Rehabilitation of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

Construction of Rental Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units	0	0	0	0	0	0	0	0	0	0
Total SB*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of 504 accessible units	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Affordable units	0	0	0	0	0	0	0	0	0	0
Of Affordable Units	0	0	0	0	0	0	0	0	0	0
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0

## Construction of Rental Housing (continued)

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number subsidized with project based rental assistance by another federal, state, or local program	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of permanent housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, the number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0	0



IDIS - PR83

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Performance Measures Report  
Program Year 2009 BRYAN, TX

DATE: 12-08-10  
TIME: 12:17  
PAGE: 1

## Owner Occupied Housing Rehabilitation

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units										
Total SB*, URG units	0	0	0	0	32	0	0	0	0	32
Of Total, Number of Units Occupied by elderly	0	0	0	0	0	0	0	0	0	0
Brought from substandard to standard condition	0	0	0	0	0	0	0	0	0	0
Qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
Brought to lead safety compliance	0	0	0	0	0	0	0	0	0	0
Made accessible	0	0	0	0	0	0	0	0	0	0

## Homebuyer Assistance

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Households Assisted										
Of Total:										
Number of first-time homebuyers	0	0	0	0	0	0	0	0	0	0
Of those, number receiving housing counseling	0	0	0	0	0	0	0	0	0	0
Number of households receiving downpayment/closing costs assistance	0	0	0	0	0	0	0	0	0	0

## Development of Homeowner Housing

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total LMH* units										
Total SP*, URG units	0	0	0	0	0	0	0	0	0	0
Of Total, Number of Affordable units	0	0	0	0	0	0	0	0	0	0
Years of affordability	0	0	0	0	0	0	0	0	0	0
Average number of years of affordability per unit	0	0	0	0	0	0	0	0	0	0
Units qualified as Energy Star	0	0	0	0	0	0	0	0	0	0
504 accessible units	0	0	0	0	0	0	0	0	0	0
Units occupied by households previously living in subsidized housing	0	0	0	0	0	0	0	0	0	0
Of Affordable Units										
Number occupied by elderly	0	0	0	0	0	0	0	0	0	0
Number designated for persons with HIV/AIDS	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0
Number of housing units for homeless persons and families	0	0	0	0	0	0	0	0	0	0
Of those, number for the chronically homeless	0	0	0	0	0	0	0	0	0	0

## Housing Subsidies

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Total Number of Households	0	0	0	0	0	0	0	0	0	0
Of Total:										
Number of households receiving short-term rental assistance (< = 3 months)	0	0	0	0	0	0	0	0	0	0
Number of households assisted that were previously homeless	0	0	0	0	0	0	0	0	0	0
Of those, number of chronically homeless households	0	0	0	0	0	0	0	0	0	0

## Shelter for Homeless Persons

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of beds created in overnight shelter/other emergency housing	0	0	0	0	0	0	0	0	0	0
Number of homeless persons given overnight shelter	0	0	0	0	0	0	0	0	0	0

## Homeless Prevention

	Create Suitable Living			Provide Decent Housing			Create Economic Opportunities			Total
	Access	Afford	Sustain	Access	Afford	Sustain	Access	Afford	Sustain	
Number of Persons Assisted that received emergency financial assistance to prevent homelessness	0	0	0	0	0	0	0	0	0	0
that received emergency legal assistance to prevent homelessness	0	0	0	0	0	0	0	0	0	0

IDIS - PR84

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
CDBG Strategy Area, CFDI, and Local Target Area Report  
BRYAN, TX  
Program Year 2009

DATE: 12-08-10  
TIME: 10:53  
PAGE: 1

Totals for all Areas

---

Number of new businesses assisted	0
Number of existing businesses assisted	0
Number of jobs created or retained in area	0
Amount of funds leveraged	0
Number of LMI persons assisted	
By direct benefit activities	0
By area benefit activities	0
Number of LMI households assisted	0
Number of acres of brownfields remediated	0
Number with new access to public facilities/improvements	0
Number of business facades/buildings rehabilitated	0
Slum/blight demolition	0

---

## **E. CDBG IDIS Report Concerns**

CDBG report PR26 reports there is \$4,139.64 in program income for the 2009 program year; CDBG report PR01 states there is \$2,382.36 in program income with \$2,884.44 draw; The CDBG report PR09 is reflecting an inaccurate amount drawn and receipted.

The correct amount of 2009 program income was \$2,633.40 receipted and drawn. Each activity that has receipted and drawn program income is accurately reflecting the program income but there is an inaccurate amount affecting the 2009 financial summary preparation.

The CDBG report PR03 had reflected inaccurate amounts drawn on 3 different activities, 697, 748 after a revision was done to move draws. PR03 reflects an underage for HUD activity 697 of \$56.04 and overage of 251.04 on HUD activity 748.

The net difference was -\$195.00. Current year's underage is a result of prior year overdraw and reported in the 2008 CAPER and is accounted for in this manner in the current year. Our concerns are with the program income receipts and draws for program year 2008 and 2009, with both of these being inaccurate on these IDIS reports.

CDBG PR 09 the program income receipted or draw is not correct for 2008 or 2009. For 2008 the receipts are currently receipted \$2,761.44 and drawn of \$2,510.40. It should have been \$2,510.40. In 2009 \$2,884.44 receipted and \$2,382.36 and it should have been 2,366.40 for both receipts and draws. The system will not let us cancel receipts and draws for past years appropriately. We have reported these errors to the IDIS help desk and currently have not heard back from them regarding when or if they can fix these errors.

## **IX. Home Reports**

### **A. Annual Performance Report**

#### **A. Overview**

The City of Bryan received \$474,760.00 in HOME funds in 2009 to support housing activities as identified in the 2005-09 Consolidated Plan and \$57,836.57 in program income. The chart attached indicates housing loan status.

HOME funds remaining from the previous reporting year (after payables) and the 09 funds were as follows: 07/CHDO, \$45,181.77, 08/CHDO, \$64,059.90; 09/CHDO, \$71,205.90 08/Homeowner's Assistance, \$160,299.50, 09/Homeowner's Assistance, \$196,029.50; and 09/Homebuyer's Assistance, \$160,000.00 and 09/ADM, \$47,470.00. Prior year's total was \$484,552.68, current reporting year grant amount was \$474,706.00 and \$57,836.57 was generated in program income adding to a total of \$1,017,095.25 available funds for 2009 expenditures.

In program year 2009 \$491,606.82 was expended for HOME projects in the following amounts: 08/Homebuyers Assistance \$31,451.11; 09/Homebuyers Assistance \$191,917.38 (includes \$33,726.74 in program income +\$24,434.21 re-allocated 07 funds + \$42,706.60 re-allocated 08 administrative funds); 07/Homeowner Assistance \$111,419.59 (includes \$9,410.04 in program income) and 08/Homeowner Assistance \$80,786.70 program funds (includes \$14,699.79 in program income); HOME Program Administration, \$47,470.60; 07/CHDO, \$9,618.82; 08/CHDO \$9,532.58. The total 2009 HOME expenditures total is \$491,606.82 with a remaining balance of \$525,488.43.

#### **B. Match Requirements**

Due to a HUD issued 100% waiver on HOME match requirements, the City of Bryan is not required to

provide a local match for HOME expenditures associated with the 2009 program year. The City was also granted a 100% match waiver for The City provided match in previous years through a variety of sources including: waivers of building permit fees on CDBG and HOME funded projects, general fund match for program delivery, sweat equity for CHDO or rehabilitation housing projects, direct homebuyer counseling provided by City funded staff and down payment and closing cost assistance to HOME eligible participants using City funds.

### **C. Affirmative Marketing**

No Community Development Block Grant Funds or HOME funds were used for rehabilitation of multi-family rental projects this past year. The Community Development Services Department provides technical support for private developers who provide rental rehabilitation for either multi-housing or single family units. Owners of rental properties are provided with the names and phone numbers of contacts at the Brazos Valley Council of Governments, the local administrator of Section 8 Housing vouchers and certificates, to look for qualifying tenants. Also, when potential tenants contact the Community Development Office, they are provided with names and phone numbers of rental rehabilitation assistance recipients.

During the 2009 program year, considerable staff effort continued with marketing of the homebuyer's program. Staff works with local mortgage lenders, real estate agents, title companies and other housing agencies to provide program information and requirements. Staff also participated in housing fairs and spoke to a number of employee groups about CDBG and HOME funded housing programs. Staff supported efforts by the Brazos Valley Council of Governments (BVCOG), Brazos Valley Affordable Housing Corporation programs to provide down payment assistance. Staff provides extensive workshops in collaboration with College Station Community Development and the Texas A&M University Extension System for the education and counseling of first time homebuyers. Detail on homebuyer's demographics in HOME Activities Summaries.

Community Development Staff continues to provide information to other city departments concerning housing and related service programs available community wide to low to moderate-income citizens. Results have been increased referrals through this marketing.

### **D. Minority Outreach**

Community Development staff, through their minority outreach marketing plan, reached out to and promoted participation in Bryan's programs by minority, female, and historically underutilized businesses:

- All projects over \$15,000 are advertised through the Bryan-College Station Eagle, a daily newspaper, and project plans are made available to all contractors through the Contractor's Bid Room and City of Bryan's Purchasing Department website.
- All contractors listed in the yellow pages of the local phone directory under general and remodeling contractors, have been contacted by staff and invited to pick up bid packages and contractor qualification documents.
- Per City policy, on all purchases exceeding \$3,000, a minority contractor is contacted and invited to bid the item or service. The City's purchasing Department maintains a list of HUBs for this purpose.
- Staff participates in the local homebuilders and purchasing associations, providing information about contracting opportunities with the City.

## **B. HOME Activities Summary**

### **HOME OWNER REHABILITATION ASSISTANCE/RECONSTRUCTIONS**

Homes occupied by low-income owners (80% and less of median income) are improved to meet City Building Code requirements and Section 8 Housing Quality Standards. Improvements include, but are not limited to, plumbing, electrical, and structural work. Projects are completed within 18 months. Funds may be used to provide owner-occupants of dilapidated housing with technical assistance and/or closing costs when they are eligible for and able to obtain private market financing for home repair or construction of replacement housing. Funds will also be used to provide for clearance and onsite reconstruction of owner occupied single-family dwellings, which are dilapidated and cannot be cost effectively rehabilitated. Funds will also be used to support staffing and operational cost of this program.

- **Activity: 2007 HOME - Home Owner Assistance**

**Date initiated funded: 10/1/2007**

**National Objective: Provide Housing for Low and Moderate Income Families**

**Projects are: UNDERWAY**

Accomplishments/Status: Staff is reviewing applications for eligible homeowner rehabilitation/reconstruction assistance and beginning initial administrative work for eligible applicants. One reconstruction projects was completed in this reporting period, HUD activity 729 for \$93,307.44 (including \$3,719.44 in program income) located at 1307 E. 30<sup>th</sup> Street – begun in the previous program year and is at <76% median income household. Additionally, a Habitat home, located at 400 Baylor Street, HUD activity 738 was funded for the acquisition and partial construction with \$12,681.55 (including \$5,690.60 in program income) funds expended and is at 75% median income and was completed this reporting period.

**Budgeted:** \$111,419.59 + \$9,410.04 program income/09 -\$14,840.64 to 2008 project

**Expended:** \$111,419.59 + \$9,410.04 program income -\$14,840.64 to 2008 project

**Balance:** \$ 0

- **Activity: 2008 HOME - Home Owner Assistance**

**Date initiated funded: 10/1/2008**

**National Objective: Provide Housing for Low and Moderate Income Families**

**Projects are: UNDERWAY**

Accomplishments/Status: Reconstruction project, 735 located at 1306 E. 21<sup>st</sup> was begun in program year 2008 and completed in this reporting period for a total of \$95,627.34 (including \$14,699.79 of program income). The household had a 23% median income. Staff continues reviewing applications for eligible homeowner rehabilitation/reconstruction assistance projects and beginning initial administrative work for future eligible applicants.

**Budgeted:** \$160,299.50 (08)+\$14,699.79PI/09+\$14,840.64transfer from 07=\$189,839.93

**Expended:** \$66,086.91(08) + \$14,699.79 PI/09 \$14,840.64(07) = \$95,627.34

**Balance:** \$94,212.59

- **Activity: 2009 HOME - Home Owner Assistance**

**Date initiated funded: 10/1/2009**

**National Objective: Provide Housing for Low and Moderate Income Families**

**Projects are: UNDERWAY**

Accomplishments/Status: Staff is reviewing applications for eligible homeowner rehabilitation/reconstruction assistance and beginning initial administrative work for eligible applicants.

**Budgeted:** \$196,029.50 - \$12,234.20 transfer to CHDO HUD activity 784

**Expended:** \$ 0

**Balance:** \$183,795.30

## **HOMEBUYERS ASSISTANCE**

This program provides eligible homebuyers (80% and less of median income) with deferred loans for down-payment and/or closing costs. A maximum of \$7,500 in assistance will be made available for each household for down payment assistance. Additional amounts may be provided to clients who are eligible for down payment assistance in areas where a private developer has an agreement with the City to provide additional down payment assistance funds for new homes built by the developer. Expected completion is 12 months.

- **Activity: 08 Down Payment Assistance**

**Date Initiated Fund: 10/1/2008**

**National Objective: Provide Housing for Low and Moderate Income Families**

**Activity Code: UNDERWAY**

Accomplishments/Status: Three first time homebuyers were provided counseling and down payment assistance (HUD activities 736, 749, 750) with the 2007 funds and one partial funding between 2008

(\$6,450.84 and 2009 funds (\$2139.32) - HUD activity 751. All homebuyers were at least 80% or below the median income with 1 between 31 – 50% and 2 between 61 – 80%. Expended funds include down payment assistance to client and program delivery. See Table of Down Payment Assistance at end of this section.

**Budgeted: \$31,451.11**

**Expended: \$31,451.11**

**Balance: \$ 0**

- **Activity: 09 Down Payment Assistance**

**Date Initiated Fund: 10/1/2009**

**National Objective: Provide Housing for Low and Moderate Income Families**

**Activity Code: UNDERWAY**

Accomplishments/Status: Twenty-three homebuyers were provided counseling and down payment assistance (HUD activities 751(accounted for above)-753, 760, 763-770, 773-777, 779, 780, 787-789 and 791) with the 2009 funds All homebuyers were at least 80% or below the median income with 2 between 0 – 30%, 6 between 31-50% and 15 between 61-80%. Expended funds include down payment assistance to client and program delivery. See Table of Down Payment Assistance at end of this section.

**Budgeted: \$160,000.00 + \$33,726.74 PI/09**

**\$24,434.21 (07 administrative funds re-allocated through approved Substantial amendment**

**\$42,706.60 (08 administrative funds re-allocated through approved Substantial amendment=\$258,728.23**

**Expended: \$ 91,049.83 (09) +\$33,726.74 PI+\$24,434.21 07 re-allocated+\$42,706.60 08**

**Re-allocated=\$191,917.38**

**Balance: \$68,950.17**

## **COMMUNITY HOUSING DEVELOPMENT ORGANIZATION**

Funds will be made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. Elder-Aid, Embrace and No Limits are non-profit organizations that have applied for and received CHDO status.

- **Activity: 07 CHDO**

**Date initiated fund: 10/01/2007**

**National objective: Provide Housing for Low and Moderate-income families.**

**Activity Code: UNDERWAY**

Accomplishments/Status: Funds will be made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. Funds by Embrace Inc, a non-profit organization dedicated to affordable housing, is rehabilitating a single-family home - HUD activity 761 and Elder Aid HUD activity 699 is also rehabilitating a house for the elderly.

**Budgeted: \$45,181.77**

**Expended: \$9,618.82**

**Balance: \$35,562.95**

- **Activity: 08 CHDO**

**Date initiated fund: 10/01/2008**

**National objective: Provide Housing for Low and Moderate-income families.**

**Activity Code: UNDERWAY**

Accomplishments/Status: Funds were made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of Affordable housing units. Funds were allocated to and expended by Embrace Inc, who is rehabilitating two single-family homes - HUD activity 784 - located at 704 and 706 Leonard Road, Bryan, Texas, to be rented to low and moderate income families when completed. This project, HUD activity 784 has the following contracted amounts: \$15,059.90/08 funds, \$22,705.90/09 funds and \$12,234.20 HOME Assistance funds for a total contracted amount of \$50,003.30. No Limits (IEDC), a non-profit organization has applied for and received CHDO status as well, with \$49,000 of 08 funds contracted



(HUD activity #786), but had no expenditures this period. Both CHDO's are under contract with the City with Embrace underway on their project.

**Budgeted: \$64,059.90 + \$12,234.20 of 09 HA funds to CHDO HUD activity 784**

**Expended: \$9,532.59**

**Balance: \$54,527.32 + 12,234.20 of 09 HA funds to CHDO HUD activity 784**

- **Activity: 09 CHDO**

**Date initiated fund: 10/01/2009**

**National objective: Provide Housing for Low and Moderate-income families.**

**Activity Code: FUNDED**

Accomplishments/Status: Funds will be made available to certified Community Housing Development Organizations (CHDO) for the development, rehabilitation or acquisition of affordable housing units. Currently, \$48,500.00 is contracted to Elder-Aid, HUD activity 785 and \$22,705.90 is allocated to Embrace, HUD activity 784.

**Budgeted: \$71,205.90**

**Expended: \$ 0**

**Balance: \$71,205.90**

- ♦ **Activity: CHDO Operating Expenses**

**National objective: Provide housing for Low and Moderate-income families.**

**Activity Code: Funded**

This project potentially addresses items 1-5 of the Affordable Housing Plan of Bryan's Consolidated Plan with eligible CHDO's targeted. To fund CHDO(s) for eligible operating costs including, but not limited to training for lead base paint certification. CHDO will provide low-income housing activities including rehabilitation or new construction to increase housing stock through HUD activity #778.

**Budgeted: \$5,000.00 (transferred from 07 Adm after approved substantial amendment)**

**Expended: \$ 0.00**

**Balance: \$ 0.00**

## **ADMINISTRATION**

This activity provides staff and related costs needed to carry out HOME activities. These activities include the application process, project development and implementation, monitoring of project progress, labor standards compliance activities, fiscal management, preparation of environmental reviews, and any other program administration necessary to achieve the City's HOME program goals and objectives.

- **Activity: 09-Administration**

**Date initiated fund: 10/01/2009**

**Activity code: FUNDED**

Accomplishments/status: Funds were used for staff support of HOME eligible activities. Through HUD activity #742.

**Budgeted: \$47,470.60**

**Expended: \$47,470.60**

**Balance: \$ 0**

### **C. HOME Financial Summary**

#### **Remaining HOME Balances**

<b>Activity</b>	<b>Prior year Balances Before Expenditures &amp; PI + Transfer</b>	<b>Balance (current year grant, 09) before expenditures</b>	<b>Expenditures (includes payables and program income)</b>	<b>Balance After Expenditures (includes payables)</b>
<b>Housing Assistance 07/08/09</b>	<b>\$111,419.59 (07) + \$9,410.04 PI \$160,299.50 (08) +\$14,699.79 PI</b>	<b>\$196,029.50 + \$24,109.83 PI  (-\$12,234.20 transferred from HA (09)</b>	<b>\$111,419.59 (07) + 9,410.04 PI+\$66,086.91 (08) and \$14,699.79 PI; \$12,234.50 (09) transferred to CHDO # 784</b>	<b>\$94,212.59 (08) \$183,795.30 (09)</b>
<b>Homebuyer's 08 Assistance</b>	<b>\$31,451.11</b>		<b>\$31,451.11</b>	<b>\$0.00</b>
<b>Homebuyer's Assistance 09</b>	<b>\$33,726.74 \$24,434.21 from 07 administration + \$42,706.60 from 08 adm</b>	<b>\$160,000.00 +  \$33,726.74 P.I.</b>	<b>\$91,049.83 + \$24,434.21 from 07 administration + \$42,706.60 from 08 adm. + \$33,726.74 P.I.</b>	<b>\$68,950.17</b>
<b>CHDO 07</b>	<b>\$45,181.77</b>		<b>\$9,618.82</b>	<b>\$35,562.95</b>
<b>CHDO 08</b>	<b>\$64,059.90 (+\$12,234.20 transferred from HA (09)</b>		<b>\$9,532.59</b>	<b>\$54,527.32 + \$12,234.20</b>
<b>CHDO 09</b>		<b>\$71,205.90</b>	<b>\$0.00</b>	<b>\$71,205.90</b>
<b>CHDO Operating</b>	<b>\$5,000.00 transferred from 07 adm.</b>		<b>\$0.00</b>	<b>\$5,000.00</b>
<b>Administrative 09</b>		<b>\$47,470.60</b>	<b>\$47,470.60</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$496,786.88</b>	<b>\$474,706.00-\$12,234.20 + \$57,836.57 P.I.</b>	<b>\$491,606.82</b>	<b>\$525,488.43</b>

### Down-payment Assistance Summary

HUD #	Description	Income Level	Budget changes	Program Income	Available to Draw	Expenditures FY 2009-2010
<b>Down-payment Assistance 2009 and 2010</b>		<b>\$31,451.11+\$160,000</b>				
736	1106 E. 27th St	76%	\$8,281.35		\$8,281.35	\$8,281.35
749	3215 Timberline	36%	\$8,421.98		\$8,421.98	\$8,421.98
750	1521 Mervin's Run	48%	\$8,296.94		\$8,296.94	\$8,296.94
751	4004 A North Texas	64%	\$8,590.16		\$8,590.16	\$8,590.16
752	1452 Patsy's Glen	56%	\$8,841.02		\$8,841.02	\$8,841.02
753	2910 Indiana	42%	\$9,233.47		\$9,233.47	\$9,233.47
760	400 N. Baylor	63%	\$8,211.81		\$8,211.81	\$8,211.81
769	4121 Kenwood	75%	\$8,197.80		\$8,197.80	\$8,197.80
770	1444 Patsy's Glen	30%	\$8,131.72		\$8,131.72	\$8,131.72
763	4309 Brompton	66%	\$8,372.10		\$8,372.10	\$8,372.10
764	2009 Autumn Lake	76%	\$8,605.10		\$8,605.10	\$8,605.10
765	829 Suncrest	69%	\$346.22	\$10,345.96	\$10,692.18	\$10,692.18
767	3503 Forrestwood	78%	\$486.54	\$7,929.35	\$8,415.89	\$8,415.89
766	1305 Aggie Way	30%	\$8,376.25		\$8,376.25	\$8,376.25
768	1288 Cottage Grove	76%	\$8,008.13	\$262.10	\$8,270.23	\$8,270.23
773	2417 Waterwood	76%	\$265.14	\$7,811.36	\$8,076.50	\$8,076.50
774	833 Suncrest	76%	\$11,018.71		\$11,018.71	\$11,018.71
775	4531 Woodbend	71%	\$8,137.61		\$8,137.61	\$8,137.61
776	4012 Margaret	76%	\$9,050.45		\$9,050.45	\$9,050.45
777	1128 Cottage Grove	76%	\$8,165.33		\$8,165.33	\$8,165.33
779	1109 Edgewood	73%	\$9,304.09		\$9,304.09	\$9,304.09
780	2316 Yosemite	78%	\$8,728.55		\$8,728.55	\$8,728.55
787	1312 Emil's Ct.	32%	\$8,212.65		\$8,212.65	\$8,212.65
788	1316 Emil's Ct	49%	\$4,525.28	\$3,425.11	\$7,950.39	\$7,950.39
789	1321 Aggie Way	44%	\$7,500.00	\$422.21	\$7,922.21	\$7,922.21
791	1489 Mervins Run	32%	\$4,333.35	\$3,530.65	\$7,864.00	\$7,864.00

## **D. HOME Performance Report**

### **Performance Report**

Financial Summary Grantee Performance Report HOME Entitlement Program		U.S. Department of Housing and Urban Development Office of Community Planning & Development
1. Name of Grantee City of Bryan	2. Grant Number M 09 MC 480229	3. Report period From: 10/01/2009-09/30/2010
Part I: Summary of HOME Resources		
1.	Unexpended HOME Funds at end of previous period	\$484,552.68
2.	Entitlement Grant from HOME Grant	\$474,706.00
3.	Program Income	<u>\$57,836.57</u>
4.	Total HOME Funds available for use during this report period	\$1,017,095.25
Part II: Summary of HOME Expenditures		
5.	Total expended for HOME activities	\$444,136.22
6.	Total expended for Planning & Administration	<u>\$47,470.60</u>
7.	Total expenditures (line 5 plus line 6)	\$491,606.82
8.	Unexpended balance (line 4 minus line 7)	\$525,488.43

# Annual Performance Report HOME Program

U.S. Department of Housing  
and Urban Development  
Office of Community Planning  
and Development

OMB Approval No. 2506-0171  
(exp. 8/31/2009)

Public reporting burden for this collection of information is estimated to average 2.5 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

The HOME statute imposes a significant number of data collection and reporting requirements. This includes information on assisted properties, on the owners or tenants of the properties, and on other programmatic areas. The information will be used: 1) to assist HOME participants in managing their programs; 2) to track performance of participants in meeting fund commitment and expenditure deadlines; 3) to permit HUD to determine whether each participant meets the HOME statutory income targeting and affordability requirements; and 4) to permit HUD to determine compliance with other statutory and regulatory program requirements. This data collection is authorized under Title II of the Cranston-Gonzalez National Affordable Housing Act or related authorities. Access to Federal grant funds is contingent on the reporting of certain project-specific data elements. Records of information collected will be maintained by the recipients of the assistance. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when public disclosure is not required.

This form is intended to collect numeric data to be aggregated nationally as a complement to data collected through the Cash and Management Information (C/M) System. Participants should enter the reporting period in the first block. The reporting period is October 1 to September 30. Instructions are included for each section if further explanation is needed.

Submit this form on or before December 31.	This report is for period (mm/dd/yyyy)		Date Submitted (mm/dd/yyyy)
Send one copy to the appropriate HUD Field Office and one copy to: HOME Program, Rm 7176, 451 7th Street, S.W., Washington D.C. 20410	Starting 10/01/2009	Ending 09/30/2010	12/21/2010

## Part I Participant Identification

1. Participant Number MC480229	2. Participant Name City of Bryan, Texas		
3. Name of Person completing this report Alsie Bond		4. Phone Number (Include Area Code) 979-209-5175	
5. Address 405 W. 28th Street	6. City Bryan	7. State Texas	8. Zip Code 77803

## Part II Program Income

Enter the following program income amounts for the reporting period: in block 1, enter the balance on hand at the beginning; in block 2, enter the amount generated; in block 3, enter the amount expended; and in block 4, enter the amount for Tenant-Based rental Assistance.

1. Balance on hand at Beginning of Reporting Period	2. Amount received during Reporting Period	3. Total amount expended during Reporting Period	4. Amount expended for Tenant-Based Rental Assistance	5. Balance on hand at end of Reporting Period (1 + 2 - 3) = 5
\$0	\$57,836.57	\$57,836.57	\$0	\$0

## Part III Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)

In the table below, indicate the number and dollar value of contracts for HOME projects completed during the reporting period.

	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
A. Contracts						
1. Number	2	0	0	0	0	2
2. Dollar Amount	\$155,700	\$0	\$0	\$0	\$0	\$155,700
B. Sub-Contracts						
1. Number	11	0	0	3	5	3
2. Dollar Amount	\$31,096	\$0	\$0	\$9,523	\$7,348	\$14,225
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts						
1. Number	0					
2. Dollar Amount	\$0					
D. Sub-Contracts						
1. Number	0					
2. Dollar Amounts	\$0					

**Part IV Minority Owners of Rental Property**

In the table below, indicate the number of HOME assisted rental property owners and the total dollar amount of HOME funds in these rental properties assisted during the reporting period.

	a. Total	Minority Property Owners				f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
1. Number	0					
2. Dollar Amount	\$0					

**Part V Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition. The data provided should reflect only displacements and acquisitions occurring during the reporting period.

	a. Number	b. Cost				
1. Parcels Acquired	0	\$0				
2. Businesses Displaced	0	\$0				
3. Nonprofit Organizations Displaced	0	\$0				
4. Households Temporarily Relocated, not Displaced	0	\$0				
	a. Total	Minority Business Enterprises (MBE)				f. White Non-Hispanic
Households Displaced		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic	e. Hispanic	
5. Households Displaced - Number	0					
6. Households Displaced - Cost	\$0					



Status of HOME Grants  
BRYAN

IDIS - PR27

Commitments from Authorized Funds

(A) Fiscal Year	(B) Total Authorization	(C) Admin/OP Reservation	(E) CR/CC Funds-Amount Reserved to CHDOS	(F) % CHDO Rsvd	(G) SU Funds-Reservations to Other Entities	(H) EN Funds-PJ Committed to Activities	(I) Total Authorized Commitments	(K) % of Auth Cmtd
1996	\$500,000.00	\$50,000.00	\$75,000.00	15.0%	\$0.00	\$375,000.00	\$500,000.00	100.0%
1997	\$349,000.00	\$34,900.00	\$52,350.00	15.0%	\$0.00	\$261,750.00	\$349,000.00	100.0%
1998	\$370,000.00	\$37,000.00	\$55,500.00	15.0%	\$0.00	\$277,500.00	\$370,000.00	100.0%
1999	\$400,000.00	\$40,000.00	\$60,000.00	15.0%	\$0.00	\$300,000.00	\$400,000.00	100.0%
2000	\$399,000.00	\$39,900.00	\$59,850.00	15.0%	\$0.00	\$299,250.00	\$399,000.00	100.0%
2001	\$445,000.00	\$44,500.00	\$66,750.00	15.0%	\$0.00	\$333,750.00	\$445,000.00	100.0%
2002	\$442,000.00	\$44,200.00	\$66,300.00	15.0%	\$0.00	\$331,500.00	\$442,000.00	100.0%
2003	\$503,123.00	\$50,312.50	\$75,468.75	15.0%	\$0.00	\$377,341.75	\$503,123.00	100.0%
2004	\$500,388.00	\$50,038.80	\$75,068.20	15.0%	\$0.00	\$375,291.00	\$500,388.00	100.0%
2005	\$471,684.00	\$47,168.40	\$70,752.60	15.0%	\$0.00	\$353,763.00	\$471,684.00	100.0%
2006	\$444,311.00	\$44,431.10	\$66,646.65	15.0%	\$0.00	\$333,233.25	\$444,311.00	100.0%
2007	\$439,708.00	\$43,970.80	\$65,956.20	15.0%	\$0.00	\$329,781.00	\$439,708.00	100.0%
2008	\$427,066.00	\$21,788.60	\$64,059.90	15.0%	\$0.00	\$341,217.50	\$427,066.00	100.0%
2009	\$474,706.00	\$12,412.53	\$71,205.90	15.0%	\$0.00	\$51,548.04	\$474,706.00	28.4%
2010	\$471,868.00	\$47,186.80	\$0.00	0.0%	\$0.00	\$0.00	\$47,186.80	10.0%
<b>Total</b>	<b>\$6,637,854.00</b>	<b>\$607,809.53</b>	<b>\$924,898.20</b>	<b>13.9%</b>	<b>\$0.00</b>	<b>\$4,340,925.54</b>	<b>\$5,873,633.27</b>	<b>88.4%</b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

Status of HOME Grants

BRYAN

DATE: 12-15-10  
TIME: 11:00  
PAGE: 2

IDIS - PR27

Program Income (PI)

Fiscal Year	Program Income Receipts	Amount Committed to Activities	% Committed	Net Disbursed	Disbursed Pending Approval	Total Disbursed	% Disbursed
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1997	\$24,176.18	\$24,176.18	100.0%	\$24,176.18	\$0.00	\$24,176.18	100.0%
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
1999	\$12,000.00	\$12,000.00	100.0%	\$12,000.00	\$0.00	\$12,000.00	100.0%
2000	\$16,087.50	\$16,087.50	100.0%	\$16,087.50	\$0.00	\$16,087.50	100.0%
2001	\$22,937.24	\$22,937.24	100.0%	\$22,937.24	\$0.00	\$22,937.24	100.0%
2002	\$12,208.50	\$12,208.50	100.0%	\$12,208.50	\$0.00	\$12,208.50	100.0%
2003	\$27,100.25	\$27,100.25	100.0%	\$27,100.25	\$0.00	\$27,100.25	100.0%
2004	\$34,863.01	\$34,863.01	100.0%	\$34,863.01	\$0.00	\$34,863.01	100.0%
2005	\$40,541.80	\$40,541.80	100.0%	\$40,541.80	\$0.00	\$40,541.80	100.0%
2006	\$42,561.40	\$42,561.40	100.0%	\$42,561.40	\$0.00	\$42,561.40	100.0%
2007	\$56,779.70	\$56,779.70	100.0%	\$56,779.70	\$0.00	\$56,779.70	100.0%
2008	\$51,856.42	\$51,856.42	100.0%	\$51,856.42	\$0.00	\$51,856.42	100.0%
2009	\$57,836.57	\$57,836.57	100.0%	\$57,836.57	\$0.00	\$57,836.57	100.0%
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%
<b>Total</b>	<b>\$398,948.57</b>	<b>\$398,948.57</b>	<b>100.0%</b>	<b>\$398,948.57</b>	<b>\$0.00</b>	<b>\$398,948.57</b>	<b>100.0%</b>





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

DATE: 12-15-10  
TIME: 11:00  
PAGE: 3

**Status of HOME Grants**  
**BRYAN**

**IDIS - PR27**

**Disbursements**

(A) Fiscal Year	(B) Total Authorization	(C) Disbursed	(D) Returned	(E) Net Disbursed	(F) Disbursed Pending Approval	(G) Total Disbursed	(H) % Disb	(I) Grant Balance
1996	\$500,000.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00	500,000.00	100.0%	\$0.00
1997	\$349,000.00	\$349,000.00	\$0.00	\$349,000.00	\$0.00	349,000.00	100.0%	\$0.00
1998	\$370,000.00	\$370,000.00	\$0.00	\$370,000.00	\$0.00	370,000.00	100.0%	\$0.00
1999	\$400,000.00	\$407,917.65	(\$7,917.65)	\$400,000.00	\$0.00	400,000.00	100.0%	\$0.00
2000	\$399,000.00	\$399,000.00	\$0.00	\$399,000.00	\$0.00	399,000.00	100.0%	\$0.00
2001	\$445,000.00	\$445,000.00	\$0.00	\$445,000.00	\$0.00	445,000.00	100.0%	\$0.00
2002	\$442,000.00	\$442,000.00	\$0.00	\$442,000.00	\$0.00	442,000.00	100.0%	\$0.00
2003	\$503,123.00	\$503,123.00	\$0.00	\$503,123.00	\$0.00	503,123.00	100.0%	\$0.00
2004	\$500,388.00	\$500,388.00	\$0.00	\$500,388.00	\$0.00	500,388.00	100.0%	\$0.00
2005	\$471,684.00	\$471,684.00	\$0.00	\$471,684.00	\$0.00	471,684.00	100.0%	\$0.00
2006	\$444,311.00	\$441,951.33	\$0.00	\$441,951.33	\$0.00	441,951.33	99.4%	\$2,359.67
2007	\$439,708.00	\$409,089.57	\$0.00	\$409,089.57	\$0.00	409,089.57	93.0%	\$30,618.43
2008	\$427,066.00	\$369,923.74	\$0.00	\$369,923.74	\$0.00	369,923.74	86.6%	\$57,142.26
2009	\$474,706.00	\$39,337.93	\$0.00	\$39,337.93	\$0.00	39,337.93	8.2%	\$435,368.07
2010	\$471,868.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00	0.0%	\$471,868.00
<b>Total</b>	<b>\$6,637,854.00</b>	<b>\$5,648,415.22</b>	<b>(\$7,917.65)</b>	<b>\$5,640,497.57</b>	<b>\$0.00</b>	<b>5,640,497.57</b>	<b>84.9%</b>	<b>\$997,356.43</b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

Status of HOME Grants

BRYAN

DATE: 12-15-10  
TIME: 11:00  
PAGE: 4

IDIS - PR27

Home Activities Commitments/Disbursements

(A) Fiscal Year	(B) Authorized for Activities	(C) Amount Committed to Activities	(D) % Cmtd	(E) Disbursed	(F) Returned	(G) Net Disbursed	(H) % Net Disb	(I) Disbursed Pending Approval	(J) Total Disbursed	(K) % Disb
1996	\$450,000.00	\$450,000.00	100.0%	\$450,000.00	\$0.00	\$450,000.00	100.0%	\$0.00	\$450,000.00	100.0%
1997	\$314,100.00	\$314,100.00	100.0%	\$314,100.00	\$0.00	\$314,100.00	100.0%	\$0.00	\$314,100.00	100.0%
1998	\$333,000.00	\$333,000.00	100.0%	\$333,000.00	\$0.00	\$333,000.00	100.0%	\$0.00	\$333,000.00	100.0%
1999	\$360,000.00	\$360,000.00	100.0%	\$360,000.00	\$0.00	\$360,000.00	100.0%	\$0.00	\$360,000.00	100.0%
2000	\$359,100.00	\$359,100.00	100.0%	\$359,100.00	\$0.00	\$359,100.00	100.0%	\$0.00	\$359,100.00	100.0%
2001	\$400,500.00	\$400,500.00	100.0%	\$400,500.00	\$0.00	\$400,500.00	100.0%	\$0.00	\$400,500.00	100.0%
2002	\$397,800.00	\$397,800.00	100.0%	\$397,800.00	\$0.00	\$397,800.00	100.0%	\$0.00	\$397,800.00	100.0%
2003	\$452,810.50	\$452,810.50	100.0%	\$452,810.50	\$0.00	\$452,810.50	100.0%	\$0.00	\$452,810.50	100.0%
2004	\$450,349.20	\$450,349.20	100.0%	\$450,349.20	\$0.00	\$450,349.20	100.0%	\$0.00	\$450,349.20	100.0%
2005	\$424,515.60	\$424,515.60	100.0%	\$424,515.60	\$0.00	\$424,515.60	100.0%	\$0.00	\$424,515.60	100.0%
2006	\$399,879.90	\$399,879.90	100.0%	\$397,520.23	\$0.00	\$397,520.23	99.4%	\$0.00	\$397,520.23	99.4%
2007	\$395,737.20	\$395,737.20	100.0%	\$365,118.77	\$0.00	\$365,118.77	92.2%	\$0.00	\$365,118.77	92.2%
2008	\$405,277.40	\$405,277.40	100.0%	\$348,141.14	\$0.00	\$348,141.14	85.9%	\$0.00	\$348,141.14	85.9%
2009	\$462,293.47	\$122,753.94	26.5%	\$39,337.93	\$0.00	\$39,337.93	8.5%	\$0.00	\$39,337.93	8.5%
2010	\$424,681.20	\$0.00	0.0%	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%
Total	\$6,030,044.47	\$5,265,823.74	87.3%	\$5,092,293.37	\$0.00	\$5,092,293.37	84.4%	\$0.00	\$5,092,293.37	84.4%



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
**Status of HOME Grants**  
**BRYAN**

DATE: 12-15-10  
TIME: 11:00  
PAGE: 5

IDIS - PR27

**Administrative Funds (AD)**

Fiscal Year	Authorized Amount	Amount Authorized from PI	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1996	\$50,000.00	\$0.00	\$50,000.00	100.0%	\$0.00	\$50,000.00	100.0%	\$0.00
1997	\$34,900.00	\$2,417.62	\$34,900.00	93.5%	\$2,417.62	\$34,900.00	100.0%	\$0.00
1998	\$37,000.00	\$0.00	\$37,000.00	100.0%	\$0.00	\$37,000.00	100.0%	\$0.00
1999	\$40,000.00	\$1,200.00	\$40,000.00	97.0%	\$1,200.00	\$40,000.00	100.0%	\$0.00
2000	\$39,900.00	\$1,608.75	\$39,900.00	96.1%	\$1,608.75	\$39,900.00	100.0%	\$0.00
2001	\$44,500.00	\$2,293.72	\$44,500.00	95.0%	\$2,293.72	\$44,500.00	100.0%	\$0.00
2002	\$44,200.00	\$1,220.85	\$44,200.00	97.3%	\$1,220.85	\$44,200.00	100.0%	\$0.00
2003	\$50,312.30	\$2,710.03	\$50,312.50	94.8%	\$2,709.83	\$50,312.50	100.0%	\$0.00
2004	\$50,038.80	\$3,486.30	\$50,038.80	93.4%	\$3,486.30	\$50,038.80	100.0%	\$0.00
2005	\$47,168.40	\$4,054.18	\$47,168.40	92.0%	\$4,054.18	\$47,168.40	100.0%	\$0.00
2006	\$44,431.10	\$4,256.14	\$44,431.10	91.2%	\$4,256.14	\$44,431.10	100.0%	\$0.00
2007	\$43,970.80	\$5,677.97	\$43,970.80	79.4%	\$5,677.97	\$43,970.80	100.0%	\$0.00
2008	\$42,706.60	\$5,185.64	\$21,788.60	41.0%	\$26,103.64	\$21,782.60	99.9%	\$6.00
2009	\$47,470.60	\$5,783.66	\$7,412.53	12.6%	\$45,841.73	\$0.00	0.0%	\$7,412.53
2010	\$47,186.80	\$0.00	\$47,186.80	100.0%	\$0.00	\$0.00	0.0%	\$47,186.80
<b>Total</b>	<b>\$663,785.40</b>	<b>\$39,894.86</b>	<b>\$602,809.53</b>	<b>83.7%</b>	<b>\$100,870.73</b>	<b>\$548,204.20</b>	<b>90.9%</b>	<b>\$54,605.33</b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

Status of HOME Grants

BRYAN

DATE: 12-15-10  
TIME: 11:00  
PAGE: 6

IDIS - PR27

CHDO Operating Funds (CO)

Fiscal Year	Authorized Amount	Amount Reserved	% Auth Rsvd	Balance to Reserve	Total Disbursed	% Rsvd Disb	Available to Disburse
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$23,735.30	\$5,000.00	21.0%	\$18,735.30	\$0.00	0.0%	\$5,000.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$23,735.30	\$5,000.00	21.0%	\$18,735.30	\$0.00	0.0%	\$5,000.00



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

**Status of HOME Grants**

**BRYAN**

DATE: 12-15-10  
TIME: 11:00  
PAGE: 7

**IDIS - PR27**

**CHDO Funds (CR)**

Fiscal Year	CHDO Requirement	Amount Reserved to CHDOS	% Req Rsvd	Funds Committed to Activities	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1996	\$75,000.00	\$75,000.00	100.0%	\$75,000.00	100.0%	\$0.00	\$75,000.00	100.0%	\$0.00
1997	\$52,350.00	\$52,350.00	100.0%	\$52,350.00	100.0%	\$0.00	\$52,350.00	100.0%	\$0.00
1998	\$55,500.00	\$55,500.00	100.0%	\$55,500.00	100.0%	\$0.00	\$55,500.00	100.0%	\$0.00
1999	\$60,000.00	\$60,000.00	100.0%	\$60,000.00	100.0%	\$0.00	\$60,000.00	100.0%	\$0.00
2000	\$59,850.00	\$59,850.00	100.0%	\$59,850.00	100.0%	\$0.00	\$59,850.00	100.0%	\$0.00
2001	\$66,750.00	\$66,750.00	100.0%	\$66,750.00	100.0%	\$0.00	\$66,750.00	100.0%	\$0.00
2002	\$66,300.00	\$66,300.00	100.0%	\$66,300.00	100.0%	\$0.00	\$66,300.00	100.0%	\$0.00
2003	\$75,468.45	\$75,468.75	100.0%	\$75,468.75	100.0%	\$0.00	\$75,468.75	100.0%	\$0.00
2004	\$75,058.20	\$75,058.20	100.0%	\$75,058.20	100.0%	\$0.00	\$75,058.20	100.0%	\$0.00
2005	\$70,752.60	\$70,752.60	100.0%	\$70,752.60	100.0%	\$0.00	\$70,752.60	100.0%	\$0.00
2006	\$66,646.65	\$66,646.65	100.0%	\$66,646.65	100.0%	\$0.00	\$64,286.98	96.4%	\$2,359.67
2007	\$65,956.20	\$65,956.20	100.0%	\$65,956.20	100.0%	\$0.00	\$35,337.77	53.5%	\$30,618.43
2008	\$64,059.90	\$64,059.90	100.0%	\$64,059.90	100.0%	\$0.00	\$6,947.73	10.8%	\$57,112.17
2009	\$71,205.90	\$71,205.90	100.0%	\$71,205.90	100.0%	\$0.00	\$0.00	0.0%	\$71,205.90
2010	\$70,780.20	\$0.00	0.0%	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$995,678.10</b>	<b>\$924,898.20</b>	<b>92.8%</b>	<b>\$924,898.20</b>	<b>100.0%</b>	<b>\$0.00</b>	<b>\$763,602.03</b>	<b>82.5%</b>	<b>\$161,296.17</b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
**Status of HOME Grants**  
**BRYAN**

DATE: 12-15-10  
TIME: 11:00  
PAGE: 8

IDIS - PR27

**CHDO Loans (CL)**

Fiscal Year	Amount Authorized	Amount Reserved	Amount Committed	% Auth Cmt'd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1996	\$7,500.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$5,235.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$5,550.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$6,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$5,985.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$6,675.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$6,630.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$7,546.88	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$7,505.82	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$7,075.26	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$6,664.67	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$6,595.62	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$6,405.99	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$7,120.59	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$7,078.02	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
Total	\$99,567.84	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00

DATE: 12-15-10  
TIME: 11:00  
PAGE: 9

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

**Status of HOME Grants  
BRYAN**



IDIS - PR27

**CHDO Capacity (CC)**

Fiscal Year	Authorized Amount	Amount Reserved	Amount Committed	% Auth Cmtd	Balance to Commit	Total Disbursed	% Disb	Balance to Disburse
1996	\$15,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$10,470.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$11,100.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$12,000.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$11,970.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$13,350.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$13,260.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$15,093.69	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$15,011.64	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$14,150.52	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$13,329.33	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$13,191.24	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$12,811.98	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$14,241.18	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$14,156.04	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$199,135.62</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

**Status of HOME Grants**

**BRYAN**

DATE: 12-15-10  
TIME: 11:00  
PAGE: 10

**IDIS - PR27**

**Reservations to State Recipients and Sub-recipients (SU)**

Fiscal Year	Amount Reserved to Other Entities	Amount Committed	% Rsvd Cmtd	Balance to Commit	Total Disbursed	% Disb	Available to Disburse
1996	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1997	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1998	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
1999	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2000	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2001	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2002	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2003	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2004	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2005	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2006	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2007	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2008	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2009	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
2010	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	0.0%	\$0.00
<b>Total</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>0.0%</b>	<b>\$0.00</b>





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

DATE: 12-15-10  
TIME: 11:00  
PAGE: 11

Status of HOME Grants

BRYAN

IDIS - PR27

Total Program Funds

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) Committed Amount	(E) Net Disbursed for Activities	(F) Net Disbursed for Admin/OP	(G) Net Disbursed	(H) Disbursed Pending Approval	(I) Total Disbursed	(J) Available to Disburse
1996	\$500,000.00	\$0.00	\$450,000.00	\$450,000.00	\$50,000.00	\$500,000.00	\$0.00	\$500,000.00	\$0.00
1997	\$349,000.00	\$24,176.18	\$338,276.18	\$338,276.18	\$34,900.00	\$373,176.18	\$0.00	\$373,176.18	\$0.00
1998	\$370,000.00	\$0.00	\$333,000.00	\$333,000.00	\$37,000.00	\$370,000.00	\$0.00	\$370,000.00	\$0.00
1999	\$400,000.00	\$12,000.00	\$372,000.00	\$372,000.00	\$40,000.00	\$412,000.00	\$0.00	\$412,000.00	\$0.00
2000	\$399,000.00	\$16,087.50	\$375,187.50	\$375,187.50	\$39,900.00	\$415,087.50	\$0.00	\$415,087.50	\$0.00
2001	\$445,000.00	\$22,937.24	\$423,437.24	\$423,437.24	\$44,500.00	\$467,937.24	\$0.00	\$467,937.24	\$0.00
2002	\$442,000.00	\$12,208.50	\$410,008.50	\$410,008.50	\$44,200.00	\$454,208.50	\$0.00	\$454,208.50	\$0.00
2003	\$503,123.00	\$27,100.25	\$479,910.75	\$479,910.75	\$50,312.50	\$530,223.25	\$0.00	\$530,223.25	\$0.00
2004	\$500,388.00	\$34,863.01	\$485,212.21	\$485,212.21	\$50,038.80	\$535,251.01	\$0.00	\$535,251.01	\$0.00
2005	\$471,684.00	\$40,541.80	\$465,057.40	\$465,057.40	\$47,168.40	\$512,225.80	\$0.00	\$512,225.80	\$0.00
2006	\$444,311.00	\$42,561.40	\$442,441.30	\$440,081.63	\$44,431.10	\$484,512.73	\$0.00	\$484,512.73	\$2,359.67
2007	\$439,708.00	\$56,779.70	\$452,516.90	\$421,898.47	\$43,970.80	\$465,869.27	\$0.00	\$465,869.27	\$30,618.43
2008	\$427,066.00	\$51,856.42	\$457,133.82	\$399,997.56	\$21,782.60	\$421,780.16	\$0.00	\$421,780.16	\$57,142.26
2009	\$474,706.00	\$57,836.57	\$180,590.51	\$97,174.50	\$0.00	\$97,174.50	\$0.00	\$97,174.50	\$435,368.07
2010	\$471,868.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$471,868.00
<b>Total</b>	<b>\$6,637,854.00</b>	<b>\$398,948.57</b>	<b>\$5,664,772.31</b>	<b>\$5,491,241.94</b>	<b>\$548,204.20</b>	<b>\$6,039,446.14</b>	<b>\$0.00</b>	<b>\$6,039,446.14</b>	<b>\$997,356.43</b>



U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
**Status of HOME Grants**  
**BRYAN**

DATE: 12-15-10  
TIME: 11:00  
PAGE: 12

**IDIS - PR27**

**Total Program Percent**

(A) Fiscal Year	(B) Total Authorization	(C) Program Income Amount	(D) % Committed for Activities	(E) % Disb for Activities	(F) % Disb for Admin/OP	(G) % Net Disbursed	(H) % Disbursed Pending Approval	(I) % Total Disbursed	(J) % Available to Disburse
1996	\$500,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1997	\$349,000.00	\$24,176.18	96.9%	90.6%	9.3%	100.0%	0.0%	100.0%	0.0%
1998	\$370,000.00	\$0.00	90.0%	90.0%	10.0%	100.0%	0.0%	100.0%	0.0%
1999	\$400,000.00	\$12,000.00	93.0%	90.2%	9.7%	100.0%	0.0%	100.0%	0.0%
2000	\$399,000.00	\$16,087.50	94.0%	90.3%	9.6%	100.0%	0.0%	100.0%	0.0%
2001	\$445,000.00	\$22,937.24	95.1%	90.4%	9.5%	100.0%	0.0%	100.0%	0.0%
2002	\$442,000.00	\$12,208.50	92.7%	90.2%	9.7%	100.0%	0.0%	100.0%	0.0%
2003	\$503,123.00	\$27,100.25	95.3%	90.3%	9.4%	100.0%	0.0%	100.0%	0.0%
2004	\$500,388.00	\$34,863.01	96.9%	90.6%	9.3%	100.0%	0.0%	100.0%	0.0%
2005	\$471,684.00	\$40,541.80	98.5%	90.7%	9.2%	100.0%	0.0%	100.0%	0.0%
2006	\$444,311.00	\$42,561.40	99.5%	90.3%	9.1%	99.5%	0.0%	99.5%	0.4%
2007	\$439,708.00	\$56,779.70	102.9%	84.9%	8.8%	93.8%	0.0%	93.8%	6.1%
2008	\$427,066.00	\$51,856.42	107.0%	83.5%	4.5%	88.0%	0.0%	88.0%	11.9%
2009	\$474,706.00	\$57,836.57	38.0%	18.2%	0.0%	18.2%	0.0%	18.2%	81.7%
2010	\$471,868.00	\$0.00	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
<b>Total</b>	<b>\$6,637,854.00</b>	<b>\$398,948.57</b>	<b>85.3%</b>	<b>78.0%</b>	<b>7.7%</b>	<b>85.8%</b>	<b>0.0%</b>	<b>85.8%</b>	<b>14.1%</b>

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR22 (2 of 3) - Status of HOME Activities - Entitlement

DATE: 12/8/2010  
TIME: 12:21:29 pm  
PAGE: 1/2

Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Home Units	Home Units	Committed Amount (\$)	New Drawn Amount (\$)	New PCT (%)
NEW CONSTRUCTION	624	1108 N. STERLING , BRYAN TX, 77802	Completed	08/09/10	1	1	06/05/07 \$64,286.98	\$64,286.98	100.00%
REHABILITATION	699	1004 HOLT , BRYAN TX, 77803	Open	05/18/10	0	0	01/26/09 \$32,378.10	\$0.00	0.00%
	729	1307 E 30th Street , Bryan TX, 77804	Completed	09/30/10	1	1	08/19/09 \$96,785.93	\$96,785.93	100.00%
	735	1306 E 21st St. , Bryan TX, 77803	Completed	09/30/10	1	1	09/24/09 \$95,627.34	\$95,627.34	100.00%
ACQUISITION ONLY	786	912 Muckleroy , Bryan TX, 77802	Open	09/07/10	0	0	09/07/10 \$49,000.00	\$0.00	0.00%
	736	1106 E. 27th Street , Bryan TX, 77803	Completed	05/26/10	1	1	09/28/09 \$9,086.54	\$9,086.54	100.00%
	749	1106 Timber line , Bryan TX, 77802	Completed	05/26/10	1	1	01/04/10 \$8,421.98	\$8,421.98	100.00%
	750	1521 Marvin's Run , Bryan TX, 77802	Completed	08/12/10	1	1	01/04/10 \$8,296.94	\$8,296.94	100.00%
	751	4004A North Texas Avenue , Bryan TX, 77803	Completed	05/26/10	1	1	01/04/10 \$8,590.16	\$8,590.16	100.00%
	752	1452 Patsy's Glen , Bryan TX, 77803	Completed	05/26/10	1	1	01/04/10 \$8,841.02	\$8,841.02	100.00%
	753	2903 Indiana , Bryan TX, 77803	Completed	09/30/10	1	1	01/04/10 \$9,233.47	\$9,233.47	100.00%
	759	3117 BONHAM , BRYAN TX, 77803	Open	01/13/10	0	0	01/22/10 \$0.00	\$0.00	0.00%
	760	400 N. Baylor , Bryan TX, 77803	Completed	05/26/10	1	1	01/22/10 \$8,211.81	\$8,211.81	100.00%
	763	4309 Blompton , Bryan TX, 77802	Completed	05/26/10	1	1	03/31/10 \$8,372.10	\$8,372.10	100.00%
	764	1128 Cottage Grove , Bryan TX, 77802	Completed	09/30/10	1	1	03/31/10 \$8,605.10	\$8,605.10	100.00%
	765	829 Suncrest/ , Bryan TX, 77802	Completed	05/26/10	1	1	03/31/10 \$10,692.18	\$10,692.18	100.00%
	766	1305 Aggie Way , Bryan TX, 77803	Completed	08/10/10	1	1	03/31/10 \$8,376.25	\$8,376.25	100.00%
	767	1305 Aggie Way , Bryan TX, 77808	Completed	08/10/10	1	1	03/31/10 \$8,415.89	\$8,415.89	100.00%
	768	128 Cottage Grove , Bryan TX, 77808	Final Draw	08/30/10	1	1	03/31/10 \$8,270.23	\$8,270.23	100.00%
	769	4121 Kenwood , Bryan TX, 77803	Completed	05/26/10	1	1	03/31/10 \$8,197.80	\$8,197.80	100.00%
	770	1444 Patsy's Glen , Bryan TX, 77802	Completed	05/26/10	1	1	03/31/10 \$8,131.72	\$8,131.72	100.00%
	771	3207 Bonham , Bryan TX, 77802	Canceled	06/24/10	0	0	04/28/10 \$0.00	\$0.00	0.00%
	772	2417 Waterwood , Bryan TX, 77802	Canceled	06/07/10	0	0	05/28/10 \$0.00	\$0.00	0.00%
	773	2417 Waterwood , Bryan TX, 77802	Completed	08/10/10	1	1	05/18/10 \$8,076.50	\$8,076.50	100.00%
	774	833 Suncrest , Bryan TX, 77802	Completed	09/30/10	1	1	06/21/10 \$11,018.71	\$11,018.71	100.00%
	775	4531 Margaret , Bryan TX, 77802	Completed	09/30/10	1	1	06/21/10 \$8,137.61	\$8,137.61	100.00%
	776	1128 Cottage Grove , Bryan TX, 77802	Completed	09/30/10	1	1	06/21/10 \$9,050.45	\$9,050.45	100.00%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR22 (2 of 3) - Status of HOME Activities - Entitlement

DATE: 12/8/2010  
TIME: 12:21:29 pm  
PAGE: 2/2

Activity Type	IDIS Activity	Activity Address	Activity Status	Status Date	Total Home Units	Commit Date	Committed Amount (\$)	New Drawn Amount (\$)	New PCT (%)
ACQUISITION ONLY									
	777	1128 Cottage Grove , Bryan TX, 77805	Completed	09/30/10	1	1 08/21/10	\$8,165.33	\$8,165.33	100.00%
	779	1128 Cottage Grove , Bryan TX, 77802	Completed	09/30/10	1	1 07/30/10	\$9,304.09	\$9,304.09	100.00%
	780	2316 Yosemite , Bryan TX, 77802	Completed	09/30/10	1	1 07/30/10	\$8,728.55	\$8,728.55	100.00%
	781	405 W. 28th Streelq , Bryan TX, 77808	Open	08/10/10	0	0 08/10/10	\$0.00	\$0.00	0.00%
	783	825 Suncrest , Bryan TX, 77802	Canceled	11/22/10	0	0 08/30/10	\$0.00	\$0.00	0.00%
	787	1312 Ermi's Ct. , Bryan TX, 77802	Completed	09/30/10	1	1 09/22/10	\$8,212.65	\$8,212.65	100.00%
	788	1316 Ermi's Ct. , Bryan TX, 77802	Completed	09/30/10	1	1 09/22/10	\$7,950.39	\$7,950.39	100.00%
	789	1321 Aggie Way , Bryan TX, 77802	Completed	09/30/10	1	1 09/22/10	\$7,922.21	\$7,922.21	100.00%
	791	1423 Mervins Run , Bryan TX, 77803	Completed	09/30/10	1	1 09/29/10	\$7,864.00	\$7,864.00	100.00%
ACQUISITION AND REHABILITATION									
	754	900 Sims , Bryan TX, 77803	Canceled	06/03/10	0	0 01/04/10	\$0.00	\$0.00	0.00%
	761	704 LEONARD 706 LEONARD , Bryan TX, 77803	Open	11/12/10	0	0 02/03/10	\$35,337.77	\$32,752.92	92.69%
	784	1103 Hill , Bryan TX, 77803	Open	11/12/10	0	0 09/03/10	\$50,000.00	\$9,532.58	19.07%
	785	508 W. 15th Street , Bryan TX, 77802	Open	09/03/10	0	0 09/03/10	\$48,500.00	\$0.00	0.00%
ACQUISITION AND NEW CONSTRUCTION									
	738	400 Baylor , Bryan TX, 77802	Completed	06/25/10	1	1 09/28/09	\$29,606.93	\$29,606.93	100.00%

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT  
PR25 - Subgranted

IDIS

Fiscal Year	CHDO Name	Fund Type	Amount Reserved	Amount Committed	Balance to Commit	% to Committed	Amount Reserved	Amount Disbursed	% Disbursed
1996	ELDER-AID	CR	\$75,000.00	\$75,000.00	\$0.00	100.0%	\$75,000.00	\$75,000.00	100.0%
	Fund Type Total for 1996	CR	\$75,000.00	\$75,000.00	\$0.00	100.0%	\$75,000.00	\$75,000.00	100.0%
1997	ELDER-AID	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	\$52,350.00	100.0%
	Fund Type Total for 1997	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	\$52,350.00	100.0%
1998	ELDER-AID	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	\$52,350.00	100.0%
	Fund Type Total for 1998	CR	\$52,350.00	\$52,350.00	\$0.00	100.0%	\$52,350.00	\$52,350.00	100.0%
1999	ELDER-AID	CR	\$55,500.00	\$55,500.00	\$0.00	100.0%	\$55,500.00	\$55,500.00	100.0%
	Fund Type Total for 1999	CR	\$55,500.00	\$55,500.00	\$0.00	100.0%	\$55,500.00	\$55,500.00	100.0%
2000	ELDER-AID	CR	\$59,850.00	\$59,850.00	\$0.00	100.0%	\$59,850.00	\$59,850.00	100.0%
	Fund Type Total for 2000	CR	\$59,850.00	\$59,850.00	\$0.00	100.0%	\$59,850.00	\$59,850.00	100.0%
2001	ELDER-AID	CR	\$66,750.00	\$66,750.00	\$0.00	100.0%	\$66,750.00	\$66,750.00	100.0%
	Fund Type Total for 2001	CR	\$66,750.00	\$66,750.00	\$0.00	100.0%	\$66,750.00	\$66,750.00	100.0%
2002	ELDER-AID	CR	\$66,300.00	\$66,300.00	\$0.00	100.0%	\$66,300.00	\$66,300.00	100.0%
	Fund Type Total for 2002	CR	\$66,300.00	\$66,300.00	\$0.00	100.0%	\$66,300.00	\$66,300.00	100.0%
2003	ELDER-AID	CR	\$75,468.75	\$75,468.75	\$0.00	100.0%	\$75,468.75	\$75,468.75	100.0%
	Fund Type Total for 2003	CR	\$75,468.75	\$75,468.75	\$0.00	100.0%	\$75,468.75	\$75,468.75	100.0%
2004	ELDER-AID	CR	\$75,058.20	\$75,058.20	\$0.00	100.0%	\$75,058.20	\$75,058.20	100.0%
	Fund Type Total for 2004	CR	\$75,058.20	\$75,058.20	\$0.00	100.0%	\$75,058.20	\$75,058.20	100.0%
2005	ELDER-AID	CR	\$70,752.60	\$70,752.60	\$0.00	100.0%	\$70,752.60	\$70,752.60	100.0%
	Fund Type Total for 2005	CR	\$70,752.60	\$70,752.60	\$0.00	100.0%	\$70,752.60	\$70,752.60	100.0%
2006	ELDER-AID	CR	\$66,646.65	\$66,646.65	\$0.00	100.0%	\$66,646.65	\$66,646.65	96.5%
	Fund Type Total for 2006	CR	\$66,646.65	\$66,646.65	\$0.00	100.0%	\$66,646.65	\$66,646.65	96.5%
2007	ELDER-AID	CR	\$30,618.43	\$30,618.43	\$0.00	100.0%	\$30,618.43	\$30,618.43	0.0%

IDIS

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OFFICE OF COMMUNITY PLANNING AND DEVELOPMENT

DATE: 12/8/2010  
TIME: 12:19:00 pm  
PAGE: 2/2

PR25 - Subgranted

Fiscal Year	CHDO Name	Fund Type	Amount Reserved	Amount Committed	Balance to Commit	% Committed	Amount Reserved	Amount Disbursed	% Disbursed
2007	Embrace Brazos Valley, Inc. CR	CR	\$35,337.77	\$35,337.77	\$0.00	100.0%	\$35,337.77	\$35,337.77	100.0%
	Fund Type Total for 2007	CR	\$65,956.20	\$65,956.20	\$0.00	100.0%	\$35,337.77	\$35,337.77	53.6%
2008	Embrace Brazos Valley, Inc. CR	CR	\$15,059.90	\$15,059.90	\$0.00	100.0%	\$65,956.20	\$65,956.20	46.1%
	No Limits IEDC	CR	\$49,000.00	\$49,000.00	\$0.00	100.0%	\$0.00	\$0.00	0.0%
	Fund Type Total for 2008	CR	\$64,059.90	\$64,059.90	\$0.00	100.0%	\$65,956.20	\$65,956.20	10.8%
2009	ELDER-AID	CR	\$48,500.00	\$48,500.00	\$0.00	100.0%	\$0.00	\$0.00	0.0%
	Embrace Brazos Valley, Inc. CO	CO	\$5,000.00	\$5,000.00	\$0.00	100.0%	\$0.00	\$0.00	0.0%
	Fund Type Total for 2009	CO	\$53,500.00	\$53,500.00	\$0.00	100.0%	\$0.00	\$0.00	0.0%
	Total for 2009	CO	\$76,205.90	\$76,205.90	\$0.00	100.0%	\$0.00	\$0.00	0.0%
Total for All Years		CR	\$924,898.20	\$924,898.20	\$0.00	100.0%	\$763,602.03	\$763,602.03	82.6%
Grand Total			\$929,898.20	\$929,898.20	\$0.00	100.0%	\$763,602.03	\$763,602.03	82.1%

IDIS - PR85

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System

Date: 12-08-10  
Time: 10:50  
Page: 1

HOME

Housing Performance Report - BRYAN , TX

Program HOME  
Date Range 10/01/2009 09/30/2010  
Home Tenure Type Rental , Homebuyer , Homeowner Rehab, TBRA

Objectives	Availability / Accessibility		Outcomes		Sustainability		Total by Objective		# of Total Units Brought to Property Standard		Of the Total Units, the # occupied by Households <= 80% AMI	
	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$	Units	\$
Suitable Living	3	112,005.32	3	28,206.77	0	0.00	6	140,212.09	6	140,212.09	6	140,212.09
Decent Housing	10	85,931.01	13	276,067.53	0	0.00	23	361,998.54	23	361,998.54	23	361,998.54
Economic Opportunity	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Total by Outcome	13	197,936.33	16	304,274.30	0	0.00	29	502,210.63	29	502,210.63	29	502,210.63

## **I. HOME IDIS Report Concerns**

The HOME PR27 report is still reflecting administrative dollars for the 2007 and 2008 program year that were moved to projects during the 2009 program year.

A substantial amendment dated July 2010 was submitted and approved moving administrative funds from 2007 (\$29,434.21) and 2008 (\$42,706.60) HOME administrative accounts to HOME housing activities. Currently the IDIS help desk has not resolved this issue although the request has been submitted.

The PR01 HOME report reflects an incorrect balance of remaining funds. The HOME PR27 does reflect an accurate balance. We do not know why the PR01 is incorrect.



## **J. HOME Match Report**

The City of Bryan received a 100% waiver on the match requirement on the match requirement for the HOME funds for program year 2009-2010.

## **X. Program Evaluation and Assessment of 5 Year Goals and Objectives**

The program has made considerable progress toward meeting its priority annual goals and 5-Year goals. These goals are constantly evaluated to maintain the highest standards possible in providing public benefits. Summary of Specific Annual Objectives (Table 1C, 3C, and 3A) are attached in Appendix XIV. IDIS reports PR03, PR06 and PR23, PR83, PR84 (for CDBG) and PR85 (for HOME) are references in section IX.

### **Housing**

#### **Accomplishments:**

- ◆ A total of 32 homeowner rehabilitation/reconstruction projects were completed in this period. 29 minor repair and sweat equity activities (**HUD activities 697, 793, 782, 734 and 748**) were completed using CDBG funds. The goal was 15 minor repair projects and 5 rehabilitation/reconstructions for both HOME and CDBG (high priority). Two reconstructions and one rehabilitation projects were completed by the end of the program year (HUD activity 729, 738, and 735 - **HOME funds**) Specific demographics for these activities and leveraging are in the Narrative.
- ◆ 26 households received down payment assistance to purchase homes, with CDBG/HOME funds (medium priority) with a goal of assisting 15 households, all HOME funds (Specific demographics HOME Activities Summaries).
- ◆ Although no specific goal was outlined in the 2009 Consolidated Action Plan for financial assistance to developers, the 2005-09 5-Year Consolidated Plans' goal is to provide technical assistance to one developer each year to encourage new construction of owner occupied homes. Technical assistance was provided to several potential developers of affordable housing, including, but not limited to: Courtney Homes, Follette Homes, Herman & Kittle Properties and the NPR Group. Community Development staff also assisted Bryan Housing Authority by providing access to home buyer seminars, and reviewed their 5-Year Plan and Annual Plan for consistency with the City's 5-Year Consolidated Plan.
- ◆ In this period, Habitat built and sold 16 affordable homes for very low-income families, (high priority). They had 20,268 volunteer hours provided by 1,294 volunteers. The City provided technical assistance to Habitat during this period.
- ◆ The City, through the Brazos Valley Coalition for the Homeless, worked with housing agencies and providers to develop a continuum of care plan for the homeless (high priority). During the months of October 1, 2009 through September 30, 2010 the Coalition held committee meetings every other month for committee meetings and held several additional at-large meetings. The City also provided technical assistance to the BVCH Continuum of Care grant applications for new and renewal grant applications. The City assisted Twin City Mission in their renewals for Continuum of Care funds and Emergency Shelter grant funds; these activities provided 41 housing coupons for special need clients in the community (medium priority).
- ◆ City staff provided technical assistance by offering opportunities for homebuyer counseling through seminars and one-on-one counseling to approximately 228 individuals. Meetings were held monthly during this reporting period and sponsored by the Brazos Valley Homebuyer Education Coalition. The training included information on a variety of topics, to include: budgeting, credit counseling, mortgages, and managing finances.
- ◆ CHDO activities (HUD activities 699, 761, 778, 784, 785, and 786) include: Award of three new funding agreements for redevelopment of one elderly rental unit by ElderAid; development of one unit to sell to a large family by Embrace, and; development of one rental unit for large families, by No-Limits, IEDC. Additionally, two projects are ongoing: Embrace's two units being renovated on Leonard Dr. – one for sale and one for rent – both nearing completion. Finally, ElderAid's

acquisition (completed) on Bittle Lane for the development of an affordable rental unit for the elderly – construction currently in planning stage.

- ◆ The City, through the Consolidated Action Planning process, developed its 2010 Year Consolidated Action Plan and continues to develop housing need assessments through surveys, public hearings, consultations and other available information such as participation in Compass, a seven county needs assessment in collaboration with United Way, the Brazos Valley Council of Governments and other identified resources in the community.
- ◆ Provided technical assistance to agencies that provide housing and supportive services to special needs population such as MHMR, Twin City Mission, The Haven, Brazos Valley Council of Governments, etc. through the efforts of the Brazos Valley Homeless Coalition and other identified committees.
- ◆ Reviewed the Bryan Housing Authority's 5-Year Plan and Annual Plan for consistency with the City's 5-Year Plan.
- ◆ Technical assistance was provided to two LIHTC proposals, and supported one development. Mid Towne Apartments, a property dedicated to affordable senior housing, received final planning and zoning approval in this reporting period. Mid Towne will provide 80 affordable apartments for lower-income elderly tenants in Bryan.
- ◆ Reference Tables Priority Housing Needs/Investment Plan (Table 2A), Annual Housing Completion Goals (Table 3B), Priority Community Development Needs (Table 2B) and Summary of Specific Annual Objectives (Tables 1C, 2C, and 3A) found in the Appendix of this report.
- ◆ Available CDBG Funds (Carryover, new grant and program income) \$1,100,202.99 with \$672,094.96 spent, approximately 42% of that was expended on housing programs.
- ◆ The needs of low-income renters with severe cost burdens, involuntarily displaced individuals or persons with accessibility and/or disability limitations are met by the City's collaborative partners including, but not limited to: Bryan Housing Authority, Twin City Mission, Brazos Valley Council of Governments Section 8, Elder-Aid and MHHR.

#### **Next Priorities:**

##### **Description See Table 2C. –All Housing Priorities/Strategies:**

- ◆ Each year, technical assistance will be provided to at least one private developer of affordable rental housing in an effort to promote and facilitate affordable housing opportunities in Bryan.
- ◆ Technical assistance will be provided at least once annually, to: agencies providing rental subsidies, and; non profits and/or for profits engaged in new construction of affordable housing.
- ◆ Two properties annually. This project provides for the acquisition of property to be used to build housing for low and moderate income persons and/or for the acquisition of property located outside a designated slum/blight area and the acquisition is prerequisite for clearance which will eliminate specific conditions of blight or physical decay on a spot basis. Technical and/or financial support will be provided to private non-profit or for-profit developers of affordable housing to acquire affordable property to increase housing stock for targeted populations. Funds will provide for the acquisition of 1-2 properties or additional properties if feasible, including all related costs necessary to carry out the CDBG program. This project addresses Priority 2 and 3 of the 2010-2014 5-Year Consolidated Plan.
- ◆ Technical Assistance provided to 1 private developer bi-annually
- ◆ Rehabilitation of 2 major substandard units annually.
- ◆ Assist 15 families with minor housing repairs.
- ◆ 5 clearance / demolition activities annually.
- ◆ 2 lot acquisitions annually
- ◆ Provide home-buyers counseling and technical assistance to 25 prospective homebuyers.
- ◆ Provide financial assistance to 15 low-income homebuyers annually.
- ◆ Provide funding for 1 non profit CHDO project annually.
- ◆ Provide technical assistance to developers who address special needs populations.

- ◆ Address Homeless Special Needs Priorities through technical assistance to agencies, providers and developers who address these needs including: homeless, elderly, PHA residents, disabled, HIV/Aids, and substance abuse.
- ◆ Continue plans to rehabilitate owner occupied homes for low to moderate-income families with a goal of 15 units.
- ◆ Continue to work with developers to assist in quality homes being built in low to moderate income subdivisions with a goal of one unit.
- ◆ Continue to re-evaluate applicant eligibility requirements for housing programs.
- ◆ Continue to re-evaluate housing programs, policies and procedures to determine how better to utilize efficiently available funds in making an impact within the City limits of Bryan to improve housing conditions.
- ◆ Continue with the planning process for two housing impact areas, with one area located on the east side of the City, Castle Heights/Frankfort Street extension project and one area located on the west side of the City, 900 Sims acquisition and development with a goal of extending Frankfort Street for future housing and a goal of acquiring 3 ½ lots at 900 Sims, for a future housing development.
- ◆ Continue to work with other City Departments, City Council, Board Committees and the general public to provide programs within the HUD guidelines as well as the City's strategic plan and City Council initiatives.
- ◆ Assist the Brazos Valley Coalition for the Homeless agencies in their applications for the HUD Continuum of Care Grant and similar federal grants and/or foundations.
- ◆ Continue to provide assistance to first-time homebuyers through counseling, down payment and closing costs, and on-site seminars when applicable with a goal of 15.
- ◆ Continue to acquire lots for housing agencies and/or developers to assist in accommodating future affordable housing with a goal of 2 units.
- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Continue providing CHDO project funding to Elder-Aid and Embrace, as well as the city's newest certified CHDO, No Limits, which will provide homes for low to moderate income citizens with a goal of one housing unit annually.
- ◆ Continue to work with organizations, which provide housing and supportive services to special needs populations.
- ◆ As needed, update the 5-Year Consolidated Plan Housing Analysis including housing conditions and Analysis of Impediments.

## **Public Facilities and Code Enforcement**

### **Accomplishments:**

- ◆ **Bryan College Station Community Health Center:** Bryan College Station Community Health Center continues to operate with the administrative assistance of the Bryan College Station Community Health Center Coalition. This Center was funded with a Section 108 loan of \$1.2 million and over \$900,000 in private donations. All Section 108 debt has been repaid. This facility implemented strategies for the collaboration of shared space, changes in providers, management and administrative issues (high priority). The City continues to monitor the Health Facility for compliance with HUD regulations as well as serve as a technical advisor for the Coalition. This Coalition, with members of each entity, both Bryan and College Station, provides administrative guidelines to incorporate needed HUD compliance, an evaluation process, and develop policies to aid in reducing duplication of services and increase access to services for low to moderate income citizens. Within the last fiscal year the community center served approximately 20,000 unduplicated clients. No assigned objective category and outcome category.

- ◆ Code enforcement efforts (low priority) were carried out by the City using general funds, so as to eliminate blighting influences in the promotion safe, livable neighborhoods and to promote redevelopment. Code enforcement actions were performed citywide. During this reporting period (Oct. 1, 2009 - Sept. 30, 2010), activities included area clean-ups, enforcement of code violations, and public education. There were actions taken on the following violations: 635 junk vehicles; 2,554 for weeds/grass; 528 parking on property illegally; 409 open storage, and; 827 trash/debris violations identified. Code enforcement actions included: 5,390 site visits; 5,539 cases filed with 7,817 re-inspections, and; 43 citations issued.
- ◆ Provided technical assistance to Twin City Mission and MHMR who provided housing and supportive services to special needs populations including the homeless.
- ◆ Reviewed the Bryan Housing Authority's 5-Year Plan and Annual Plan for consistency with the City's 5-Year Plan.
- ◆ Provided on site monitoring to past public facility projects to ensure they are meeting the national objective of their contract within a 5 year period.

**Next Priorities:**

- ◆ Continue with the monitoring of the Bryan-College Station Community Health Care Center, which was a Section 108 loan (high priority).
- ◆ Continue monitoring the Project Unity Community Center, which is located in a low to moderate-income area, with a defined service boundary area (high priority).
- ◆ Continue with providing technical assistance on infrastructure to developers to increase and improve the quality of life in low and moderate-income areas (medium priority).
- ◆ Provide public hearings and open meetings to continue to re-examine barriers to affordable housing and to evaluate CDBG and HOME programs.
- ◆ Provide public hearings and public meetings to update the 5 Year Consolidated Plan for infrastructure and public facility concerns.
- ◆ Continue providing technical assistance to non-profit agencies that provide needed health and human services in the community.

## **Economic Development**

### **Accomplishments:**

- ◆ Approximately 50 people attending workshops, seminars and individual counseling on economic development loan programs and other local economic assistance programs such as the Brazos Valley Council of Governments to assist business owners in eligible loan projects, and the small business development office (high priority).
- ◆ LaSalle Hotel's Section 108 loan principal has been repaid, The City continues to provide General Fund for the Section 108 loan expenses. The property continue to address goals outlined in previous annual plans, specifically benefits to low income persons by providing services and/or creating jobs. In this reporting period, the La Salle Hotel reported 16 full-time equivalent jobs (10 full-time and 12 part-time) created and/or retained due to previous Section 108 Loan assistance.
- ◆ Provided technical assistance to Downtown business owners with improvements to their buildings.
- ◆ Provided project management of the LaSalle Hotel, a completed Section 108 activity, a joint effort by Community Development and other City departments.
- ◆ Continued to train staff by attending Economic Development seminars and workshops.
- ◆ The City's revolving loan program (medium priority) was dissolved in the 2004 program year, but continued to offer economic development activities through technical assistance.
- ◆ The City, through its 5-Year Consolidated Plan and Consolidated Action Plan (CAP), continues with needs assessments from consultations, public hearings, public meetings, and other available information.

### **Next Priorities:**

- ◆ Continue with staff project management of the LaSalle Hotel and related development of the adjacent block (high priority).
- ◆ Continue with marketing strategy to provide information on economic development activities loan programs (medium priority).
- ◆ Continue to work with other City Departments to develop strategy for the Downtown area to assist in Economic Development (medium priority).
- ◆ Provide technical assistance or funding to downtown business owners for the façade program and building improvements program and seek other available resources (medium priority) for downtown business owners.
- ◆ Continue to train staff by providing Economic Development training through seminars and workshops (high priority).
- ◆ Continue to provide technical assistance to other entities that provide counseling to potential business owners and existing business owners to begin or improve their businesses (medium priority).
- ◆ Continue to monitor loan portfolio.

## **Public Services**

**Social Service Coordination:** Bryan and College Station, Texas, both entitlement communities, jointly operated the Joint Relief Funding Review Committee whose task it was to review all CDBG public service funding applications for the two cities and provide the respective city councils with recommendations for use of the funds. This activity eliminates duplicated requests and provides a quality review of needs and resources for the larger Bryan-College Station community. Two CDBG application workshops were held and several workshops for CDBG recipient's Board of Directors members during Board meetings throughout the year. The JRFRC is tasked with funding up to 12 agencies annually.

- ◆ Provided for the 2009 funding process in collaboration with the City of College Station with a goal of 12 funded programs. Provided funding for 16 programs between Bryan and College Station (1 jointly

funded). A JRFRC goal is that three agencies should provide youth services and three provide services to victims of abuse over a 5 year period.

- ◆ Of the 7 agency's programs funded by the City of Bryan a total of \$222,214.56 in federal funds and \$140,336.00 in State funds was reported.

**These agencies were funded by the City of Bryan in this reporting period and met the objective category of suitable living environment and outcome category of availability/accessibility.**

- **Bryan Parks and Recreation Neal Recreation Program (HUD activity 740)** received **\$3,998.56** drawn on IDIS for eligible operating expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastic program, learn to swim and other appropriate year round activities. The recreation program served 235 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 20% of the activity's total program cost. Objective category and outcome category: Suitable living environment/availability/accessibility.
- **Bryan Parks and Recreation, Summer Camp (HUD activity 741)** received **\$40,000** drawn on IDIS. Funds provided eligible operating expenses for a summer recreational camp for low to moderate-income children. This program, offered in nine Bryan parks located in low to moderate-income neighborhoods, provided educational, social, and recreational activities to 651 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 40% of the activity's total program cost. Objective category and outcome category: suitable living environment/availability/accessibility.
- **Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program, (HUD activity 747)** received **\$20,000.00** to provide for eligible operating expenses for the Safe Harbour program including personnel partial salary (\$12,000) and security (\$8,000.00). This program provides supervised visitation between non-custodial parent and children in a safe, child-friendly environment. Visitations are court ordered supervised visits under the supervision of trained staff and volunteers. Safe Harbour also provides parenting education, assists in the development of shared parenting plans, fathering support groups and case management services for fragile families. The program served 314 unduplicated clients. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 17% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.
- **Brazos Valley Food Bank, Inc., Backpack Program, (HUD activity 743)** received **\$25,000.00** to provide for eligible operating expenses for food items and supplies for the Backpack Program. This program provides eligible low to moderate income children with food for the weekends when they do not have access to free or reduced school lunches. The program served 613 unduplicated clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents approximately 46% of this activity's funding for the requested program. Objective category/outcome category: suitable living environment/availability/accessibility.

- **MHMRA of Brazos Valley, Mary Lake Drop In Center, (HUD activity 744)** received **\$17,212.00 (and \$2,773.00 from College Station)** to provide for eligible operating expenses for the auto maintenance (\$1,664.00) and auto gas (\$1,016.00), utilities of the center (\$3,932.00), food for clients (\$600.00), partial salary (\$10,000) of the Therapist Technician for the Mary Lake Drop In Center. This Center, which increased its service level by adding hours to the operation, is a site based client driven program which provides peer support, self advocacy, education, weekly outings, and community socialization for clients. The model promotes recovery from mental illness. The program served 28 unduplicated low to moderate income clients during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.
  - **Family Promise of Bryan-College Station, Family Support Services Program, (HUD activity 745)** received **\$10,000.00** to provide for eligible operating expenses of contract labor for case management services for the Family Support Services Program. This program extends case management services for 2 years following housing placement for their homeless clients. The services include long range case management in the home to encourage the stability of the family after leaving the agency's short term emergency shelter program. The program served 35 unduplicated clients during the program year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of this activity's funding for the requested program.
  - **Voices for Children, Court Appointed Special Advocates (CASA) of Brazos County Program, (HUD activity 746)** received **\$24,997.00** to provide for partial salaries of the Program Director (\$12,805.00) and Volunteer Coordinator (\$11,142.00); in addition, volunteer training equipment (\$750.00) and staff training /travel (\$300.00). This program provides court appointed special advocates through a program which trains and supervises volunteers to advocate on behalf of abused and neglected children under court jurisdiction until the child has received a permanent home. The program served 182 unduplicated low to moderate income children during the contract year. This project addresses Priority 2 of the Non-Housing Community Development Plan of Bryan's 2005-09 Consolidated Plan. CDBG represents less than 1% of the activity funds.
- ◆ CD staff provided technical assistance to public service agencies by providing 2 workshops, Pre-application and Post Award. Also provided Board Orientation Workshops at one Board meeting for each agency. Provided grant-seeking assistance to those agencies as requested.
  - ◆ CD staff provided technical assistance to the educational, information and referral, public relations, etc. committees through Project Unity to over 70 non-profits.
  - ◆ CD staff provided technical assistance to the Information and Referral Committee, a committee composed of Cities, United Way, and several non-profit agencies to revise the information and referral process in the seven county regions.
  - ◆ CD staff provided technical assistance to Family Solutions, a collaborative effort of local non-profits, government officials, churches, and businesses focusing on solutions to public awareness of social concerns and issues in the community.
  - ◆ CD staff provided technical assistance to the Community Foundation, by serving on its Grants Committee to allocate funds to local non-profits.
  - ◆ The City provided staff assistance to the Joint Relief Funding Review Process, a combined effort by the City of Bryan and College Station to provide a consistent process for local non-profits to apply for public service funding and to continually provide self-evaluation.



- ◆ CD staff provided technical assistance to United Way by serving on their Cabinet, providing information concerning the funding process for United Way agencies to City employees and Co-chairing the City's United Way Employee Campaign.
- ◆ CD staff provided technical assistance to the United Way Financial Stability Committee.
- ◆ CD staff attended training as needed such as Performance Measurements updates provided by HUD.

**Next priorities:**

- ◆ Continue with the Joint Relief Funding Review process to ensure compliance with Federal regulations and to improve collaboration and efficiency between both Bryan and College Station and non-profit agencies.
- ◆ Monitor all CDBG sub-recipients for the next fiscal year for compliance and to improve collaboration and communications.
- ◆ Provide technical assistance seminars as needed for non-profit agencies as needed.
- ◆ Continue to re-evaluate fund raising and grant writing opportunities with non-profits.
- ◆ Attend Board meetings (one minimum) of funded public service agencies.
- ◆ Continue providing technical assistance to non-profits by serving on committees for health and social service needs.
  
- ◆ Provide funds and monitoring for the following programs: Neal Recreation Program and the Summer Parks Program, who provides recreational, mentoring, and educational programs to youth for eligible operating expenses such as supplies and personnel (high priority); Unity Partners d.b.a. Project Unity, Safe Harbour Supervised Visitation Program who provides supervised visitation between a non-custodial parent and children in a safe environment for eligible operating expenses of salary and security staff (high priority); Twin City Mission the Bridge Shelter Case Manager/ Client Assistance Program to provide salary and benefits for the Bridge Shelter Case Manager and funds for the Client Assistance Program (high priority); Bryan Parks and Recreation Summer Camp program expenses, including partial salaries for sports instructors (gymnastic, basketball, and swimming) and partial expenditures of a bus driver for a summer dribbler's program, gymnastics program, learn to swim and other appropriate year round activities who provides a summer recreational camp for eligible operating (high priority); Brazos County Rape Crisis Center Inc., dba Sexual Assault Resource Center who provides in-office direct aid counseling to victims of sexual assault and molestation by three part-time assistantship students from Texas A&M University Psychology Department (high priority); and Family Promise of Bryan College Station, Family Support Services program who provides extended case management services for homeless families who participate in their family support services program, for eligible operating expenses contract labor for a case manager (high priority).

Overall the City of Bryan substantially met or exceeded goals as defined in the 2009 Consolidated Action Plan within the timeliness as required. At the end of the fiscal year there was a remaining balance of **\$428,108.03** in CDBG funds and **\$525,488.43** in HOME funds. All Public Service Agency goals were met through the City's Joint Relief Funding Review Committee and local non-profit agency efforts. While some housing goals were exceeded (5 minor repairs planned – 29 completed and 15 homebuyers planned for assistance – 26 were assisted), some activities fell short of annual goals (5 Rehabilitations/Reconstructions planned - 3 completed). There were no Public Facility activities funded with CDBG, the City did utilize CDBG-R funds for the MLK sidewalk improvements, which were approximately 74% completed during this reporting period. Section 108 Loan facilities assisted in previous reporting periods have repaid loan principals, but continue to address goals outlined in previous annual plans, specifically benefits to low income persons by providing services and/or creating jobs. In example, the La Salle Hotel reported 16 full-time equivalent jobs created and/or retained due to Section 108 Loan assistance, and the Bryan-College Community Health Center continues to serve low-income persons, reporting approximately 20,000 served in this reporting period.

Efforts are made throughout the year to continue to re-evaluate the City's 5-Year Consolidated Plan's goals and objectives as well as the annual Consolidated Action Plan by working with local entities, both public and private, to assess the impact of identified needs. In the 2009 program year, in preparation of the 2010 Consolidated Action Plan, all housing data was reviewed and updated, including fair housing; public service needs assessments were updated, public hearings and public meetings were held in conjunction with the Community Development Advisory Committee (CDAC), and Joint Relief Funding Review Board. City staff meets quarterly with Project Unity, a local non-profit with over seventy-five members from community service providers as part of this process. City staff, through the CDAC board, offers public meetings as part of its Citizen's Participation Plan.

## **XI. Citizen Participation and Comment**

**Public meetings between October 2009 and May 2010:** Between October 2009 and May 2010 (October, 1, 2009, January 15, 2010, February 11, 2010, April 8, 2010, April 15, 2010 and April 29, 2010) the CDAC committee provided a public forum for discussion of the Community Development Services Departments ongoing programs as well as Round Table Discussions to gain community input on client needs for housing and non-housing activities. A summary of these discussions included staff providing an overview of CDBG and Home eligible programs and programs specific to Bryan's Community Development Services Department. Discussion was generated on housing programs with citizens wanting more information on housing rehabilitation and down payment assistance; the allocation process; housing assistance to special needs populations; the need for park improvements in low to moderate income area parks; the need for infrastructure in low and moderate income areas, and the continuation of funding public service programs. Individuals attending these meetings were asked to complete a client needs survey. All comments will be considered as part of the planning process for goals, objectives, and outcomes for activities for the next 5 years.

**Public Hearing on April 8 - 2010 Citizen Comments, Community Needs:** Ms. Bond asked if there were any other citizens/visitors to be heard. **Bill Kelly**, Executive Director of MHMR of the Brazos Valley spoke: He thanked the City of Bryan Community Development and the Committee for providing funding opportunities for public services. He stated since there is a lot of agencies who are seeking funding and funding has been reduced every year, they are grateful for the funds their agency has received from the block grant, both public service funding and public facility funding and hope the City continues to provide these opportunities for local eligible agencies. He also stated, regarding the 5 year plan, he encourages the city to continue providing assistance to special needs populations. **Liana Lowey**, Executive Director for Voices for Children spoke: She thanked the committee members for their volunteer services. She said that it is very much appreciated. She also wanted to echo Bill Kelly's comments on how important the CDBG funds are to public service organizations. She stated that the agency views their job as advocating for the community children, so the funds that they receive thru CDBG are really important to help provide for expenses of the program. She mentioned that in the 5 year plan they appreciate the 15% that is allocated to public service agencies and hope this will continue in the future. **Kim Thompson**, Director of Development Twin City Mission spoke: She stated that Twin City Mission had four area programs including 2 homeless shelters, and one is specifically for domestic violence clients and their children and the other one is for the homeless families of homeless individuals. She stated that they were very proud to open a new homeless shelter last July which has an entire wing that services only homeless families. She said that the need of this wing and new facility is evidenced by the 99% occupancy since the opening. She mentioned that homeless family's numbers are growing tremendously, and without the 15% generosity to public services for funding they do not think they can maintain the level of services that Twin City Mission provides to all kinds of marginal lives of

population. The agency appreciates this consideration. **Jeannie McGuire, MS, LBSW (President)**, Project Unity spoke: She stated that they were very grateful for the 15% allocated for public services, although they also believe that housing is a very important part of what the community needs are for good, suitable, safe, decent housing. They really appreciate all of Community Development Block Grant Funds current priorities and everything that staff does. She stated that the public service dollars are vital to draw other funds into the community. Specifically Community Development Block Grant Funds provide the Safe Harbour Supervised Visitation Center program funds, where 60% of parents have said that there has been some kind of violence going in their home, and Judges mandates the non-custodial parent to visit their child in a supervised setting, with Safe Harbour being one of the few supervised locations available in this area. It is really important to keeping the children safe and building strong families around them. The whole concept of the Community Development Block Grant Fund assists low and moderate income families in need. Project Unity's public facility at 1400 Beck Street provides a location where low/moderate income families get case management services to seek out these basic needs and CDBG funds help our community does this.

At a public meeting on **April 29, 2010** the CDAC heard a presentation by staff regarding funding recommendations for the 2010 program year and comments by the general public. The Committee determined which projects the CDAC would recommend to City Council for funding, and the level of those funding recommendations. From April 8, 2010, through May 26, 2010, the JRFRC heard comments and reviewed applications from public service providers for CDBG funding of operational expenses. At two additional public meetings, Tuesday, May 25, 2010 and Wednesday, May 26, 2010 the Committee determined which public service programs the JRFRC would recommend to City Council for funding, and the level of those funding recommendations. In the **June 9, 2010**, edition of The Eagle, the summary of the proposed 2010-2014 CP and 2010 CAP was published. On **June 10, 2010**, the CDAC held a Special Public Meeting to set priority need levels for the CP. CDS staff provided a recommendation for both housing and non-housing needs. The recommendation was based upon the hearings, CDS professional expertise, need assessments, surveys, focus groups, and consultations with other appropriate entities. The CDAC approved the priority recommendations based upon the members' knowledge of the community, professional expertise, staff recommendations, need assessment surveys, consultations, and the public hearings. Based upon the CDAC's established priority needs, CDS staff established the strategies for meeting the housing and non-housing needs.

The CDS department allowed more than the required **30 days** for public comment from **June 24, 2010** to **July 30, 2010**. The 30 day comment period began on **June 24, 2010**, with 3 public hearings to solicit citizen's comments on the 5-Year Consolidated Action Plan, the 2010 Annual Consolidated Action Plan, and Fair Housing. **Linda Parrish, Volunteer for Safe Harbour and Board Member for Project Unity**, stated how grateful Safe Harbour and Project Unity are for receiving the Community Development Block Grant Funds. She mentioned that they were the only place in the community and surrounding areas that provide visitation services for children who have been taken away from their parents by court order. She mentioned that they have many volunteers that help with the supervision but only one full-time staff member. She explained that because of the generosity of the City they are able to stay in business all year. **Dick Haddox, DASH (Decent, Affordable and Safe Housing) Committee Chairman and Board Member for Project Unity** stated that they are forming a coalition to come up with a plan to increase removal of substandard housing in our community. He said that there is currently not enough funding from the federal, state, and local governments, or any other sources. He has come to the conclusion that there are two main factors to removing and keeping substandard housing out of our community: to work with builders supply materials needed to improve deteriorating houses and to help people leaving substandard housing to find suitable and affordable living situations. He mentioned that he is trying to create a private public partnership within the community and help build a team with the city. **Bill Kelly, Executive Director, Mental Health and Mental Retardation** thanked the Community Development Services Department for the 15% and encouraged both Bryan and College Station to

continue working together through Joint Relief Funding Review to bring these funds into our community. He mentioned that the funds are especially needed not only for housing services but for public services and facilities as well. He acknowledged the amount of work on the part of the City of Bryan in this process and applauded the CDS department staff for their efforts. **Marilyn Egger, Board President, Family Promise of Bryan/College Station** introduced Dr. Phebe Simmons as the new Director of Family Promise of Bryan/College Station. She explained that Family Promise focuses on homeless children and their families by allowing them a place to stay for about 90 days or until they are self-sufficient. She stated they have served 70 people, or 19 families, so far in the 21 months since opening last October. She stated that they are grateful for both the funds they received last year and the funds they were recommended to receive this year. She explained that with these funds they will be able to double the time they have previously spent on tracking families after they have graduated the program.

Citizen comments were reviewed. The proposed CP and CAP were submitted to the Bryan City Council at a regularly scheduled city council meeting for approval on **July 13, 2010**. The approval of the CP was published in The Eagle on **July 15, 2010**. The plan was submitted to the HUD Fort Worth Field Office on or about **August 15, 2010**. Both the proposed plan and the adopted plan were made available at the City of Bryan Community Development Office and Municipal Office Building.

#### **Analysis of Questionnaire Responses from March 11<sup>th</sup> Public Hearing**

<b>Program</b>	<b>Average Score</b>
Homebuyer Assistance - Down Payment, Counseling	3
Homeowner Assistance - Repair, Replacement	3
Clearance & Demolition of Vacant, Dilapidated Housing	3
Special Needs Housing Development - Elderly or Disabled	4
Large Family Rental Housing - Families of 5 or More	3
Housing for Homeless - Emergency, Short-Term	4
Housing for Homeless - Transitional (up to 90+ Days with Case Management)	3
Housing for Homeless - Permanent - Long Term Affordable Housing with Case Management	3
Neighborhood Center Improvements - LMI Areas	3
Park Development &/or Improvements - LMI Areas	3
Infrastructure Improvement - Rehab or Development of Streets, Sidewalks, Drainage - LMI Areas	3
Non-Profit Public Facilities - Building Development, Repairs, Improvements	3
Health Services - Primary Health Care, Dental, Mental Health, Physical Rehabilitation	3
Social Services - Food, Emergency Shelter, Clothing, Recreational, Educational, Rehabilitation	4
Code Enforcement - Lot Cleanup, Junk Vehicles, etc.	3
Job Creation - Finc. & Tech Incentives to Business Creating LMI Jobs	3
Commercial Building Renovation - Façade Repair	2
<b>Scale: 1=Not Important, 2=Moderately Important, 3=Important, 4=Very Important (7 total questionnaires received)</b>	

#### **Citizen Participation during 2009 CAPER Reporting Period**

Planning for the 2010 Consolidated Action Plan began in the early part of the program year 2009 when the Community Development Advisory Committee (CDAC) held numerous public meetings (October 1, 2009, November 16, 2009, February 11, 2010, March 11, 2010, April 8, 2010, April 15, 2010, April 29, 2010, June 10, 2010 and June 24, 2010) in order to develop Bryan's 2010 Consolidated Action Plan (CAP). Three of the public meetings (February 11, April 8, and June 24) also included public hearings to gather information for the CDBG and HOME grant allocations, and to provide information and receive comments related to Fair Housing and Affirmative Marketing issues in Bryan. The June 24, 2010 meeting began the 30-day public comment period, which ended July 30, 2010. There were also multiple Joint Relief Funding Review Committee (JRFRC) meetings held jointly with the City of College Station to provide information, receive and review applications, and accept public input related to public service

funding in the community. Public service applications were solicited and received between February 12, and March 26, 2010. A total of nine public JRFRC meetings were held on the following dates: April 8, 2010, April 15, 2010, April 22, 2010, April 29, 2010, May 6, 2010, May 13, 2010, May 21, 2010, May 25, 2010, and May 26, 2010.

This document annually updates and commits to the 5-Year Consolidated Plan, which includes an assessment of housing and homeless needs, a housing marketing analysis, a five-year strategic plan, and monitoring standards and procedures to ensure compliance with program requirements. The Strategic Plan describes priorities and strategies (measurable goals) for addressing the community needs concerning affordable housing, homelessness, needs of special populations, and non-housing community development needs. The 2010-14, 5 -Year Consolidated Plan was adopted by the City of Bryan Council on July 13, 2010. The Community Development Advisory Committee held three public hearings to hear from citizens regarding community needs and Fair Housing issues. Funding requests were accepted for public facility projects from March 11, 2010 through April 9, 2010. No public facility/code enforcement applications were received for consideration. On April 29, 2010, during a public meeting, staff and CDAC reviewed the project allocation recommendations. CDAC made recommendations that activities described herein be forwarded to the Bryan City Council for action. The Bryan City Council approved the plan at its July 13, 2010 regular meeting.

A list of the proposed activities was published in the *Bryan/ College Station Eagle* on June 6, 2010, exceeding the 15 days notice required for the public hearing held on June 24, 2010. The June 24<sup>th</sup> meeting began the required 30-day comment period. Citizen comments on the proposed Consolidated Action Plan were accepted through July 30, 2010.

**Affirmative Marketing Comments:** There were no comments regarding affirmative marketing.

**Fair Housing Comments:** There were no comments regarding fair housing issues.

**2009 CAPER Comments:** There were no comments received regarding the 2009 CAPER. The comment period began on December 3<sup>rd</sup>.

## **XII. CHART ON REVOLVING LOANS Reported in CAPER/IDIS**

### **HOME Loans Reported in CAPER/IDIS**

Loan	APR	Principal (Original)	Terms	Type of Loan	Beginning Balance 10/1/09	Interest	Principal	Ending Balance 9/30/10
M.V. #1	3%	\$40,000.00	12/1-12/31	HOME	33,134.71	982.46	1,041.22	32,093.49
L. B. #2	3%	\$16,100.00	7/04-8/14	HOME	8,391.83	229.05	1,625.11	6,755.12
T.J.#3	3%	\$30,000.00	5/03-7/23	HOME	22,541.71	656.16	1,340.40	21,201.31
P. B. & L. #4	3%	\$37,951.67	8/04-9/24	HOME	33,743.07	0	0	33,743.07
B. A. #5	3%	\$38,411.66	8/04-8/24	HOME	31,171.97	1,017.84	2,039.16	29,132.81
D. C. #6	3%	\$37,591.67	8/04-8/24	HOME	30,596.82	888.88	1,707.47	28,889.35
S. J. & L. #7	3%	\$37,046.55	8/05-9/25	HOME	31,309.66	919.25	1,546.27	29,763.39
P. J. & L. #8	3%	\$28,766.67	4/04-5/24	HOME	22,929.04	493.98	1,049.25	21,879.79
D. L. M. #9	3%	\$29,366.67	5/04-5/24	HOME	23,609.31	660.09	1,131.48	22,477.83
C.A. #10	3%	\$29,080.17	4/04-5/24	HOME	22,853.03	658.82	1,437.30	21,415.73
J. J. & E. #11	3%	44,296.70	3/06-4/26	HOME	38,607.28	1,694.96	914.40	37,692.88
D. I. M. or O. # 12	3%	40,950.55	1/06-2/26	HOME	33,403.85	982.50	2,215.98	31,187.87
H. W. #13	3%	46,921.30	3/06-4/26	HOME	40,474.46	1,094.58	1,928.19	38,546.27
R. P. #14	3%	42,135.00	1/06-2/26	HOME	35,399.92	1,327.54	1,905.86	33,494.06
M. F. #15	3%	38,460.00	3/06-4/26	HOME	33,139.10	1,021.11	1,946.91	31,192.19
A.F.D. #16	3%	40,700.00	5/08-6/28	HOME	37,544.11	1,191.86	2,184.11	35,360.00
A.M.O. #17	3%	41,050.50	5/08-6/28	HOME	39,359.61	1,061.07	1,564.17	37,795.44
A.B.J. #18	3%	50,806.11	5/08-6/38	HOME	49,657.62	1,463.64	1,204.24	48,453.38
A.K. #19	3%	40,840.00	5/08-6/28	HOME	38,705.36	1,139.93	1,571.33	37,134.03
<b>TOTAL</b>		<b>\$710,475.22</b>			<b>\$606,572.46</b>	<b>\$17,483.72</b>	<b>\$28,352.85</b>	<b>\$578,219.61</b>

Total loan repayments \$45,836.57. Additional recaptured funds were received: \$12,000 from pay off down payment assistance loans (2912 Forest Bend, 2810 Briarcrest Court, and 2116 LaBrisa Drive).

### **Economic Development Loans Reported in CAPER/IDIS**

Loan	APR	Principal (Original)	Terms	Type of Loan	Jobs Created	Interest	Principal	Ending Balance
Corner of Time (1)	8.5%	65,000	06/92-7/07	Business Develop	Job creation fulfilled prior reporting years	0.00	1,255.20	7,029.14
<b>Total</b>		<b>\$65,000</b>				<b>\$0.00</b>	<b>\$1,225.20</b>	<b>\$7,029.14</b>

**CDBG Housing Loans Reported in CAPER/IDIS**

<b>Loan</b>	<b>APR</b>	<b>Principal (Original)</b>	<b>Terms</b>	<b>Type of Loan</b>	<b>Interest</b>	<b>Principal</b>	<b>Ending Balance</b>
Nies, Patsy	3.0%	27,240.00	9/09- 7/39	CDBG Housing Loan	799.60	578.60	26,605.07
<b>Total</b>		<b>\$27,240.00</b>			<b>\$799.60</b>	<b>\$578.60</b>	<b>\$26,605.07</b>

### **XIII. Performance Measurement System**

Grantee: City of Bryan

Please select one of the following:

\_\_\_\_\_ The community is not using a local performance measurement system and does not intend to develop such a system.

\_\_\_\_\_ The community is not using a local performance measurement system, but intends to develop and implement such a system that includes some/all of the criteria listed below by \_\_\_\_\_ (date).

X\_\_\_\_\_ The community is currently using a local performance measurement system. If yes, please check off the following items that are included in your performance measurement system and attach either a description of your system or a report from the system.

- x Long-term (multi-year) goals/objectives
- x Short-term (annual) goals/objectives
- x Expected units of accomplishment upon completion of project/activity
- x Actual units of accomplishment upon completion of project/activity
- x Expected units of accomplishment during each program year of the project/activity
- x Actual units of accomplishment during each program year of the project/activity
- \_\_\_\_\_ Aggregation of actual units of program year accomplishments to short-term and long-term numeric goals/objectives
- \_\_\_\_\_ Outputs resulting from HUD funding are shown separately
- x One or more proposed outcome(s)  
If so, which indicator is used? -See attached-
- x One or more actual outcome(s)  
If so, which indicator is used? -See attached-

*Please see Notice CPD-03-09 for more information.*



## **Mission Statement**

It shall be the mission of the Community Development Services Department of the City of Bryan to receive and administer Community Development Block Grant (CDBG) funds, Home Investment Partnership program (HOME) funds in accordance with guidelines published by the U. S. Department of Housing and Urban Development, and other appropriate funding sources for the benefit of the citizens of the City of Bryan to:

- Facilitate the development and preservation of affordable housing
- Encourage fair housing
- Promote neighborhood integrity and eliminate blighting influences
- Assist in providing public services and facilities for low and moderate income citizens, and
- Create economic opportunities in the community

## **Strategic Initiatives**

1. Expand the supply of decent, safe and affordable housing.
2. Reduce the isolation of income groups by decentralizing housing opportunities and expand home ownership.
3. Address needs of homeless through housing and supportive services by providing access to eligible programs.
4. Address special needs populations through housing and supportive services by providing access to eligible services.
5. Increase access to public services and public facilities as defined by HUD.
6. Increase economic development by providing eligible loan programs or access to services for low to moderate income individuals.
7. Increase economic development by providing eligible loan programs to eliminate slum/blight.

## **Fiscal Year 2009 Accomplishments**

1. Provided homebuyers counseling and down payment assistance to 26 eligible citizens.
2. Provided technical assistance to 4 developers for rental property.
3. Provide technical assistance through code enforcement for 5,539 cases to address clean up, and/or elimination of spot slum/blight.
4. Provided funding to 7 public service agency programs and technical assistance to over 16 agencies to increase access to services.
5. Provided funding and technical assistance to the minimum of two public facilities to increase access to services.
6. Provided funding and technical assistance to 32 homeowners to address deficiencies and improve housing stock.
7. Provided technical assistance and/or city funds to agencies that provided a minimum 3 business owners to increase economic development.
8. Developed 2010-14 Consolidated Plan and the 2010 Consolidated Action Plan.

## **Fiscal Year 2010 Goals and Objectives**

1. Provide homebuyer counseling and down payment assistance to a minimum of 15 eligible citizens.
2. Provide technical assistance to 1 developer for rental property.
3. Provide 15% of CDBG funding and technical assistance to 7 public service agencies to increase access to services.
4. Provide minor repair, rehabilitation and reconstruction funding to at least 17 homeowner households to

preserve and improve affordable housing stock.

5. Initiate the development of at least eight single-family properties, to include funding for property acquisitions and infrastructure in support of an affordable homeownership housing development.
6. Provide for the demolition of 5 lots with unoccupied, vacant dilapidated houses for future housing.
7. Provide for the acquisition of two properties for future housing developments.
8. Provide for the funding of at least one CHDO project.
9. Develop an RFP for the Castle Heights Subdivision and work with developers to build 7 houses.
10. Provide for citizens input as required by federal regulations.

## XIV. Appendix Charts

**A. Transition Table 1C: Summary of Specific Housing/Community Development Objectives and Specific Homeless/Special Needs Objectives (Table 1A/1B Continuation Sheet)**

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Priority 1: Help low income families avoid becoming homeless through:</b>					<b>2009</b>	
DH-1.RHO 1.1	<b>Strategy 1:</b> Rental Rehabilitation Technical support to private owners/ investors to rehabilitate sub-standard rental properties to be made available to very low, low and moderate income individuals and families for at least 10 years, and provide rental assistance as needed. Efforts will be made to increase energy efficiency thereby reducing utility bills <b>(Oversight provided by staff, not a specific funded project).</b>	Private Developers	<b>Specific Indicator: Rental Units Rehabbed;</b> <b>Rental Development, number of affordable units:</b> Technical support of LIHTC or other applicable incentive programs to private/investors to assist in new construction or rehabilitation.	0 in 2009 year; Technical support bi-annually of one substandard rental unit or 2 within the 5-Year period to assist in rehabilitation to standard condition and/or new construction.	TA provided to private developers	<b>DH-1</b>
DH-1.RHO 1.2	<b>Strategy 2:</b> Rental/mortgage assistance Subsidies to help defray rent and utility cost for families that receive notice of foreclosure, eviction, or termination of utility services through the appropriate community agencies.	No CDBG funds- Housing Choice Vouchers-Other entities	<b>Specific Indicator: TBRA Rental Development, number of affordable units:</b> Maintain or increase number of units receiving monthly rental subsidies.	Provide technical assistance to at least 2 agencies annually; financial assistance to non-profits (at least 1 annually); facilitate coordinated efforts through BVCH by attending quarterly meetings annually.	TA provided to at least 2 agencies/financial assist to TCM (College Station); quarterly BVHC meetings attended.	<b>DH-1</b>
SL-1 NHPS 1.3	<b>Strategy 3:</b> Coordination of public services. Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues <b>(Oversight provided by staff, not a specific funded project).</b>	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> <b>Number of persons stabilized:</b> Coordinate services to low/moderate persons, homeless, special needs population & elderly- technical/financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5-Year period through these agencies.	Participated in collaborations such as BVCH and Community Partnership Board whose agencies assisted 100+ persons	<b>SL-1</b>
<b>Priority 2: Reach out to homeless persons and assess their individual needs through:</b>						
SL-1 NHPS 2.1	<b>Strategy 1:</b> Providing access to services through established programs that provide intake assessment and intensive case management, including but not limited to, counseling, job training and referrals, hygiene needs, personal storage, telephone usage and other appropriate services to increase self sufficiency for all homeless and potential homeless <b>(Oversight provided by staff, not a specific funded project).</b>	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> <b>Number of person stabilized:</b> Facilitate the improvement of services through technical/financial support of self-sufficiency programs from appropriate agency/s.	Assistance to an estimated 30 persons annually through established self sufficiency program/s.	Funded and provided TA to agencies who provide self-sufficiency programming (Family Promise-35 unduplicated clients)	<b>SL-1</b>

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SL-1 NHPS 2.2	<b>Strategy 2:</b> Assisting in increasing funding sources by providing technical assistance to homeless providers to better provide counseling and assessment to homeless individuals and families, including chronic homeless through increase collaboration with private and public sector public service agencies ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> Provide ta applying for other funds; in updating an evaluation survey instrument tool to monitor results of homeless survey and in the development of a homeless tracking system.	One CoC grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5-Year period.	TA to TCM who provides HMIS tracking and submits BVCH's CoC grant application	<b>SL-1</b>
SL-1 NHPS 2.3	<b>Strategy 3:</b> Coordinating between appropriate entities for referrals of previously unidentified homeless person to local shelters through a network of public service and safety organizations to provide an avenue to develop a discharge plan for institutions that discharge individuals into homelessness ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> <b>Number of communities assisted:</b> Identify and publicize options for treatment release and long term case management services	Attend quarterly Homeless Coalition meetings; have discharge policy established within 5 year period.	Staff attended all BVCH meetings	<b>SL-1</b>
<b>Priority 3: address emergency, transitional and permanent housing needs of the homeless by:</b>						
NHHO-3.1	<b>Strategy 1:</b> Increase the capacity or number of emergency and transitional shelters for families by improving/increasing the number of units available by providing technical/financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless and special needs populations ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> <b>Number of units for homeless: and chronic homeless:</b> Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces for families within the 5-Year period.	TA to agencies who provide emergency and transitional shelter (TCM, ELM, Genesis Corner, BVCOG Section 8 Voucher)	<b>DH-2&amp; SL-1</b>
NHHO-3.2.3	<b>Strategy 2 and 3:</b> Increase the capacity or number of emergency, transitional and permanent shelters for persons with special needs and increase capacity of permanent supportive housing for person with special needs by technical assistance provided to increase the capacity of local homeless providers for persons with special needs.	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> <b>Number of units for homeless: and chronic homeless:</b> Technical and/or financial assistance provided to those agencies increasing housing units.	Expansion of 10 additional spaces emergency/transitional and 1 permanent space for persons with special needs within the 5-Year period.	TA to agencies who provide emergency, transitional, or permanent shelter to special needs pops (TCM, MHMR, ELM)	<b>DH-2&amp; SL-1</b>
<b>Priority 4: Help homeless make transition to permanent housing and independent living through assistance (financial and/or technical) to agencies who provide these services by:</b>						
NHHO-4.1	<b>Strategy 1:</b> Providing employment training and counseling to homeless ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> <b>Number of person stabilized:</b> Provide assistance to agencies who work with various employment service providers in marketing those services to homeless persons.	Assist 40 homeless persons over the 5-Year period through those agencies that provide self-sufficiency programs.	Funded (Family Promise-35 unduplicated clients) and provided TA to agencies (BVCAA, Project Unity) who provide self-sufficiency programming	<b>DH-2&amp; SL-1</b>

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
NHHO-4.2	<b>Strategy 2:</b> Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the BVCH and funding of TCM's The Bridge program ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding sources: BVCH, TCM, MHMR, BVCOG  CDBG-public service funding	<b>Specific Indicator: Public Service;</b> <b>Number of persons stabilized:</b> Facilitate coordination between service providers for eligible individuals and provide I&R.	An estimated 100 homeless persons will receive information on availability of services beneficial to homeless persons through the appropriate agency such as 211 and the Bridge.	TA to United Way's 211, TCM the Bridge (funded by CS), BVCOG Section 8 Housing Voucher Program, and BVCH	<b>DH-2&amp; SL-1</b>
NHHO-4.3	<b>Strategy 3:</b> Provide counseling and financial incentives with regards to home ownership to local homeless persons by providing technical assistance to homeless providers who counsel homeless individuals ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding sources: BVCH, TCM, MHMR	<b>Specific Indicator: Public Service;</b> <b>Number of persons stabilized:</b> Facilitate coordination between service providers for access to information on buying a home.	An estimated 15 homeless individuals will receive information on purchasing a home and how to achieve this goal, over the 5 year period.	Information provided to local agencies who serve homeless-minimum met.	<b>DH-2&amp; SL-1</b>
<b>Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs by:</b>						
SNO-1.1	<b>Strategy 1:</b> Encourage collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly by technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> <b>Number of affordable units:</b> Provide technical support to the Brazos Valley Coalition for the Homeless and to agencies seeking to become a CHDO.	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5-Year period.	Attended BVCH meetings; min. amount of elderly CHDO houses completed.	<b>SH-1 DH-2</b>
SNO-1.2	<b>Strategy 2:</b> Assist agencies that provide services to the elderly by helping service and housing agencies locate funding for supportive housing for the elderly and frail elderly. The CDAC and JRFRC committees will consider funding such entities with CDBG funds on an annual basis.	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> <b>Number of persons stabilized:</b> Provide technical assistance to agencies who assist in updating 211 data base and who participate in the area's informational board, Project Unity.	Assist at least 200 elderly, frail elderly, or disabled with information and referral through area networks such as 211 or Project Unity.	Area I&R providers served over 200 elderly, frail elderly and disabled with referrals.	<b>DH-2&amp; SL-1</b>
<b>Priority 2: Assist persons with disabilities (mental, physical and developmental) with their supportive housing/service needs by:</b>						
SNO-2.1.2	<b>Strategy 1 and 2:</b> Encourage public/private agencies, which provide housing and services to the disabled to seek funding for supportive housing projects and encourage coordination between providers of services and housing for persons with disabilities ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> <b>Number of persons stabilized:</b> Provide technical assistance to agencies that help update 211 data base and participate in the area's informational board, Project Unity.	Providers support annual updated directory and Assist an estimated 30 disabled persons will be provided information through the resources such as 211 and Project Unity.	Area I&R providers provided over 30 disabled persons with information.	<b>DH-2 &amp; SL-1</b>

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SNO-2.3	<b>Strategy 3:</b> Assist agencies, which provide services to children with disabilities by providing technical assistance to service and housing providers to locate funding for supportive housing for children with disabilities ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other Funds from Private Entities	<b>Specific Indicator: Public Service and Housing ;</b> <b>Number of persons stabilized:</b> Provide technical assistance to agencies that provide housing services.	Providers will provide information on housing resources for families who have disabled children (30).	Area providers provided over 30 families with disabled children housing information.	<b>DH-2 &amp; SL-1</b>
<b>Priority 3: Assist persons with alcohol and other drug addictions with their service needs by:</b>						
SNO-3.1	<b>Strategy 1:</b> Assist service providers with providing additional services to persons addicted to drugs and alcohol, including housing and supportive services ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private non-profits such BVCASA-TDADA Funds	<b>Specific Indicator: Public Service;</b> <b>Number of persons stabilized:</b> Provide technical assistance to providers through Project Unity to coordinate services.	Provide technical and/or financial assistance to 1 agency annually who serves persons with alcohol/drug addictions needing housing or supportive services.	Provided TA. To BVCASA.	<b>DH-2 &amp; SL-1</b>
<b>Priority 4: Assist persons with HIV/AIDS and their families, with their supportive housing and service needs by:</b>						
SNO-4.1	<b>Strategy 1:</b> Expand health care services for persons with HIV/AIDS through providing technical assistance for the encouragement of expanded health services through appropriate organizations ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity—HRSA Bureau of Primary Health Care /FQHC, HRSA Ryan White Title II	<b>Specific Indicator: Public Service;</b> <b>Persons assisted:</b> Technical assistance provided to appropriate agencies.	25 persons will benefit from improved coordination of housing and supportive services.	TA provided to Project Unity, BVCAA, and the health department	<b>SL-1</b>
SNO-4.2	<b>Strategy 2:</b> Expand supportive housing for persons with HIV/AIDS through the encouragement of the development of supportive transitional housing services for person with HIV/AIDS through appropriate organizations ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity—HRSA Bureau of Primary Health Care/FQHC, HRSA Ryan White Title II	<b>Specific Indicator: Public Service;</b> <b>Persons assisted:</b> Identify resources and provide information to agencies to expand and develop housing options for persons with HIV/AIDS.	An estimated 20 people will benefit from improved services in the 5-year period.	TA provided to Project Unity and BVCOG Section 8 Housing Voucher Program	<b>SL-1</b>
<b>Priority 5: Assist public housing residents with their supportive services and service needs to support self sufficiency to reduce dependency on federally assisted public housing through:</b>						
PHA-5.1	<b>Strategy 1:</b> Providing counseling to PHA residents on homeownership and purchases ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other entities-BHA –Public Housing CIAP	<b>Specific Indicator: None;</b> <b>Persons assisted:</b> Provide opportunities for group or one to one counseling for interested families.	100 PHA residents will benefit from homebuyers counseling over the 5-Year period.	Homebuyer information provided to 400+ residents annually.	<b>SL-1 &amp; DH-2</b>

Objective #	Specific Objectives	Source of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
PHA-5.2	<b>Strategy 2:</b> Coordinate public service agencies to assist residents with their public service needs <b>(Oversight provided by staff, not a specific funded project).</b>	Other entities- BHA –Public Housing CIAP	<b>Specific Indicator: None;</b> <b>Persons Assisted:</b> Provide info to Exec Director or Resident Initiatives Coordinator on accessibility of services.	600 PHA residents will benefit from availability of information over the 5-Year period.	600 PHA residents benefited from availability of information over the 5-Year period.	<b>SL-1</b>
PHA-5.3	<b>Strategy 3:</b> Provide technical assistance to PHA residents wanting to own their own business by providing access to information on business development and resources available <b>(Oversight provided by staff, not a specific funded project).</b>	Other entities- BHA –Public Housing CIAP Also CDBG administrative for staff liaison	<b>Specific Indicator: None;</b> <b>Persons Assisted:</b> Residents will be informed of identified services such as Brazos Valley Council on Economic Development programs and other services.	20 PHA residents will benefit from availability of workshops and counseling on starting a business.	All residents were provided access to workshops and counseling on starting a business.	<b>EO-3</b>

**B. Table 1C: Summary of Specific Objectives**

Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1	Availability/Accessibility of Decent Housing						
DH-1.RHO 1.1	Priority 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance; (5-Year plan), Strategy 1: Technical support to private owner/investors or non-profits for 1 substandard rental complex (1-20) units annually to assist in rehabilitation to standard condition or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed; Rental units rehabilitated	2005	1-20	1-20	100%
				2006	1-20	0	0%
				2007	1-20	0	0%
				2008	1-20	0	0%
				2009	1-20	2-40+	100%+
			MULTI-YEAR GOAL			5-100	3-60
DH-1.RHO 1.2	Priority 1, Strategy 2: Rental Assistance; Maintain and/or increase the number of rental assistance programs which provide rental subsidies to very low and low income residents located within the City by providing technical assistance to agencies who provides these services. Goal of 1 new rental assistance program for the 5-year period.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed/rehabbed; In addition: Improve availability and access of housing units	2005	0	0	100%
				2006	0	0	100%
				2007	1	0	0%
				2008	0	0	100%
				2009	0	1	100%+
			MULTI-YEAR GOAL			1	1
DH-1.RHO 1.3	Priority 1, Strategy 3: New Construction: Continue to work to establish strong nonprofits capable of producing new housing by identifying and assisting through the qualifying process a minimum of one (1) new non-profit in becoming CHDO's. In addition, Assist a minimum of one (1) private developer in working with TDHCA to receive low income housing tax credits for private development for new construction of affordable housing.	HOME/CHDO and TDHCA-LIHTC/private investors	Specific Indicators: Rental units constructed and homeownership units constructed; In addition: Increase access to affordable housing units.	2005	2	2	100%
				2006	1	1	100%
				2007	1	2	100%+
				2008	1	3	100%+
				2009	1	1	0%
			MULTI-YEAR GOAL			6	8
DH-1.OHO 2.1	Priority 2: Expand the supply of decent, safe and affordable housing through the development of new single family Residential property, Strategy 1: New Construction: Continue to work with non-profit and for-profit developers to help initiate new housing production. Provide support services to a minimum of one (1) developer bi-annually, or two (2) over the next five years to increase housing developments to encourage decentralization of low to moderate income neighborhoods.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: homeownership united constructed; In addition: Increase number of housing units	2005	1	1	100%
				2006	0	3	100%+
				2007	1	3	100%+
				2008	0	1	100%+
				2009	0	0	100%
			MULTI-YEAR GOAL			2	8
DH-1.RHO 3.1	Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy1: Rental Rehabilitation: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitation one (1) substandard rental units bi-annually, or 2 within the next 5-Years, to	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed; In addition: Increase number of housing units	2005	1	1	100%
				2006	0	0	100%
				2007	1	1	100%
				2008	0	1	100%+
				2009	0	2	100%+



	assist in rehabilitation to standard condition and/or for new construction.		MULTI-YEAR GOAL		2	5	100%+
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-1 OHO 4.4	Priority 4: to expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property, Strategy 1, Rental Rehabilitation: Technical support of low income housing tax credits or other applicable incentive programs to private owner/investors for assistance in building new or rehabilitating one (1) substandard rental units bi-annually, or 2 within the next five years, to assist in rehabilitation to standard condition and/or for new construction.	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Rental units constructed; In addition: Improve availability of housing units	2005	1	1	100%
				2006	0	0	100%
				2007	0	1	100%+
				2008	1	1	100%
				2009	0	2	100%+
			MULTI-YEAR GOAL		2	5	100%+
DH-1.OHO 6.2	Priority 6: To provide housing and supportive services for special needs populations by Strategy 1: Housing for the Elderly and Strategy 2: Programming to Assist At-risk Populations by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. (Technical assistance only).	Private Funds by other entities (not CDBG or HOME funds)	Specific Indicators: Public Service; In addition: No. of persons stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees (at least 3).	2005	0	3	100%+
				2006	0	3	100%+
				2007	0	3	100%+
				2008	0	3	100%+
				2009	1	4	100%+
			MULTI-YEAR GOAL		1	16	100%+
DH-1.OHO 6.3	Priority 6, Strategy 3: Housing for special needs populations: By providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system. Technical assistance only – coordinate efforts with local housing coalition to expand public/private partnerships to increase delivery of housing programs.	TA	Specific Indicators: Public Service; In addition: No. of persons stabilized: Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	2005	4 meetings	4+	100%+
				2006	4 meetings	4+	100%+
				2007	4 meetings	4+	100%+
				2008	4 meetings	4+	100%+
				2009	4 meetings	4+	100%+
			MULTI-YEAR GOAL		20 meetings	20+	100%+
DH-2	Affordability of Decent Housing						
DH-2&3. OHO 3.2	Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods, Strategy 2: Owner occupied rehabilitation and/or reconstruction: Rehabilitate five (5) substandard housing units to standard condition annually or twenty-five (25) over the next 5-Years.	CDBG/HOME	Specific Indicators: owner occupied units rehabilitated or reconstructed; In addition: No. of affordable units rehabilitated or reconstructed.	2005	5	5	100%
				2006	5	0	0%
				2007	5	4	98%
				2008	5	2	40%
				2009	5	3	60%
			MULTI-YEAR GOAL		25	14	56%
DH-2&3. OHO 3.3	Priority 3, Strategy 3: Minor Home Repair Assistance Program: assist with five (5) sweat equity or volunteer projects annually or twenty five (25) over the 5 years; assist with five (5) minor repairs or twenty five (25) over the next 5 years. (Expected/Actual numbers reflect sweat equity projects)	CDBG	Specific Indicators: owner occupied unites rehabilitated; In addition: No. of affordable units rehabilitated.	2005	5	5	100%
				2006	5	0	0%
				2007	5	1	20%
				2008	5	0	0%
				2009	5	5	100%

			MULTI-YEAR GOAL		25	11	44%
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-2. OHO 4.2	Priority 4: To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property, Strategy 2: Owner occupied rehabilitation and/or reconstruction of five (5) substandard housing units to standard condition annually, or twenty-five (25) over the next five years.	CDBG/HOME	Specific Indicator: Owner occupied units rehabilitated or reconstructed; In addition: No. of affordable units rehabilitated or reconstructed.	2005	5	5	100%
				2006	5	0	0%
				2007	5	4	98%
				2008	5	2	40%
				2009	5	3	60%
			MULTI-YEAR GOAL		25	14	56%
DH-2 OHO 4.3	Priority 4, Strategy 3: Minor Home Repair Program: Technical and financial assistance by providing repairs through for-profit contractors and non-profit housing organizations for minor repairs including sweat equity projects;15 projects annually or 75 over the 5 year period. (Expected/Actual numbers reflect minor repair projects)	CDBG	Specific Indicators: owner occupied united rehabilitated In addition: No. of affordable units rehabbed.	2005	15	20	100%+
				2006	15	30	100%+
				2007	15	41	100%+
				2008	15	34	100%+
				2009	15	24	100%+
			MULTI-YEAR GOAL		75	149	100%+
DH-2	Affordability of Decent Housing						
DH-2. OHO 5.1	Priority 5: To expand home ownership opportunities for very low, low and moderate income persons by Strategy 1: Down Payment Assistance Program, and Strategy 3: Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers. (Expected/Actual numbers reflect down payment assistance projects)	HOME	Specific Indicators: Homeownership units constructed or acquired; In addition: No. of affordable households: Provide down payment assistance counseling, down payment assistance and closing costs.	2005	15	25	100%+
				2006	15	37	100%+
				2007	15	41	100%+
				2008	15	24	100%+
				2009	15	26	100%+
			MULTI-YEAR GOAL		75	153	100%+
DH-2. OHO 5.2	Priority 5, Strategy 2: Community Housing Development Organization: To provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers.	HOME	Specific Indicators: Rental units constructed and/or homeownership units constructed or acquired; In addition: No. of households: Provide assistance to area non-profits to develop CHDO status, assist through application process to have at least 1 CHDO project approved annually.	2005	1	1	100%
				2006	1	2	100%+
				2007	1	1	100%
				2008	1	2	100%+
				2009	1	3	100%+
			MULTI-YEAR GOAL		5	9	100%+
DH-3	Sustainability of Decent Housing						
DH-3 OHO 3.4	Priority 3, Strategy 4: Code Enforcement: Demolition of two dilapidated structures bi-annually; provide technical assistance to residents to remove code violations in 30 owner occupied residential structures, or 150 over the 5 year period. (Expected/Actual numbers reflect demolitions done by Code Enforcement)	TA	Specific Indicators: No. of housing units sustained; In addition: Utilize appropriate volunteer organizations to assist in the organization of a minimum of two (2) clean up/clearance projects.	2005	2	14	100%+
				2006	0	20	100%+
				2007	2	20	100%+
				2008	0	10	100%+
				2009	0	3	100%+

			MULTI-YEAR GOAL		4	67	100%+
Specific Obj. #	Outcome/Objective	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed
	Specific Objectives						
DH-3 OHO 4.4	Priority 4, Strategy 4: Code Enforcement: Demolition of two dilapidated structures bi-annually; provide technical assistance to residents to remove code violations in 30 owner occupied residential structures, or 150 over the 5 year period. (Expected/Actual numbers reflect code violations given citations)	TA	Specific Indicators: No. of housing units sustained; In addition: Utilize appropriate volunteer organizations to assist in the organization of a minimum of two (2) clean up/clearance projects.	2005	30	1,558 cases filed/423 citations	100%+
				2006	30	823cases filed/22 citations	100%+
				2007	30	841 cases filed/174 citations	100%+
				2008	30	1,518 cases filed/33 citations	100%+
				2009	30	5,539 cases filed/43 citations	100%+
			MULTI-YEAR GOAL		150	10,279 cases filed/695 citations	100%+

**C. Table 2A: Priority Housing/Investment Plan Table**

PRIORITY HOUSING NEEDS (households)		Income Range	Priority Need Level (H-high, M-medium, L-low)	Unmet Need (Percentage of households with any housing problems)
<b>Renter</b>	Small Related	0-30%	M	83.2%
		31-50%	M	77.5%
		51-80%	L	48.3%
	Large Related	0-30%	M	82.6%
		31-50%	M	79.0%
		51-80%	L	86.4%
	Elderly	0-30%	M	76.2%
		31-50%	M	62.3%
		51-80%	M	58.9%
	All Other	0-30%	L	89.3%
		31-50%	L	92.1%
		51-80%	L	47.3%
<b>Owner</b>	Small Related	0-30%	H	79.8%
		31-50%	H	68.6%
		51-80%	H	46.3%
	Large Related	0-30%	H	86.2%
		31-50%	H	84.1%
		51-80%	H	78.8%
	Elderly	0-30%	H	77.7%
		31-50%	H	41.5%
		51-80%	H	16.8%
	All Other	0-30%	L	64.8%
		31-50%	L	64.2%
		51-80%	M	37.8%

**D. Table 2A: Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>Renters** TA ONLY</b>						
0-30% of MFI	0%	0%/0%	0%/0%	0%/0%	0%/0%	0%/0%
31-50% of MFI	0%	0%/0%	0%/0%	0%/0%	0%/0%	0%/0%
51-80% of MFI	0%	0%/0%	0%/0%	0%/0%	0%/0%	0%/0%
<b>Owners**</b>						
0-30% of MFI	30% of clients/ yr	30%/25%	30%/29%	30%/29%	30%/15%	30%/32%
31-50% of MFI	35% of clients/ yr	35%/21%	35%/26%	35%/23%	35%/27%	35%/28%
51-80% of MFI	35% of clients/ yr	35%/57%	35%/45%	35%/48%	35%/58%	35%/40%
<b>Homeless*</b>						
Individuals	TA & +10 units/ TA & +42 units (TCM)	TA	TA/ 39 TCM 8 ELM	TA/22 TCM 8 ELM	TA/ 71 TCM 8 ELM	TA/ 101 TCM
Families		TA	TA/ 22 TCM	TA/22 TCM	TA/ 71 TCM	TA/ 101 TCM
<b>Non-Homeless Special Needs**</b>						
Elderly	TA	TA	TA/3 TCM	TA/1 TCM	TA	TA
Severe Mental Illness	TA	TA	TA/ 11 TCM 8 MHMR	TA/ 8 TCM 8 MHMR	TA/ 12 TCM	TA
Physical Disability	TA	TA	TA/ 9 TCM	TA/ 3 TCM	TA/ 9 TCM	TA
Developmental Disability	TA	TA	TA/ 1 TCM	TA/ 1 TCM	TA/ 3 TCM	TA
Alcohol/Drug Abuse	TA	TA	TA/ 14 TCM 122 BVCASA	TA/ 4 TCM 122 BVCASA	TA/ 23 TCM 156 BVCASA	TA/ 156 BVCASA
HIV/AIDS	TA	TA	TA/ 122 Project Unity	TA/ 24 Project Unity	TA/ 1 TCM	TA
Victims of Domestic Violence	TA/TA & 290 TCM	TA	TA/ 13 TCM	TA/ 204 TCM	TA/ 28 TCM	TA/ 45 TCM
<b>Total Section 215</b>						
<b>215 Renter</b>	TA 5/5	1/1	1/1	1/1	1/1	1/1
<b>215 Owner</b>	160/335	40/65	40/67	40/66	40/59	40/78

TA denotes Technical Assistance will be provided.

\* Homeless individuals and families assisted with partnering with local providers for transitional and permanent housing.

\*\*CDS does not discriminate certain percentages of total funding and/or assistance to each subpopulation.

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
<b>CDBG</b>						
Acquisition of existing rental units	TA	TA	TA	TA	TA	TA
Production of new rental units	TA	TA	TA	TA	TA	TA
Rehabilitation of existing rental units	TA	TA	TA	TA	TA	TA
Rental assistance	TA/ to TCM-340 provided	TA/ to TCM- 87 vouchers	TA/ to TCM-87 vouchers	TA/ to TCM-89 vouchers	TA/ to TCM-69 vouchers	TA/ to TCM-8 vouchers
Acquisition of property	TA	TA	TA	TA	TA	TA/1
Production of new owner units	TA	TA	TA	TA	TA	TA
Rehabilitation/Reconstruction of existing owner units Minor(15/year), Sweat Equity(5/year) & Major(5/year)	125/174	25/30	25/30	25/46	25/36	25/32
Homeownership assistance (HOME funds only)	n/a	n/a	n/a	n/a	n/a	n/a
<b>HOME</b>						
Acquisition of existing rental units	TA	TA	TA	TA	TA	TA
Production of new rental units	TA	TA	TA	TA	TA	TA
Rehabilitation of existing rental units	TA	TA	TA	TA	TA	TA
Rental assistance	TA	TA	TA	TA	TA	TA
Acquisition of property	TA	TA	TA	TA	TA	TA
Major Rehabilitation/Reconstruction of existing owner units	25/14	5/5	5/0	5/4	5/2	5/3
Homeownership assistance	75/153	15/25	15/37	15/41	15/24	15/26
<b>HOPWA-Do not receive these funds</b>						

TA denotes technical assistance provided.

**E. Table 2B: Community Development Needs**

Priority Need	Priority Need Level	5 Yr Goal Plan/Act	Yr 1 Goal Plan/Act	Yr 2 Goal Plan/Act	Yr 3 Goal Plan/Act	Yr 4 Goal Plan/Act	Yr 5 Goal Plan/Act	Percent Goal Complete
Code Enforcement (citations given by funded Code Enforcement Officer)	High	150 units/695 citations	30 units/ 423 citations	30 units/ 22 citations	30 units/ 174 citations	30 units/ 33 citations	30 units/ 43 citations	100%+
Public Facility (General)								
Senior Centers	High	TA	TA	TA	TA	TA	TA	100%
Handicapped Centers	Medium	TA	TA	TA	TA/ and 1 rehab-MHMR	TA	TA	100%+
Homeless Facilities	High	TA	TA	TA	TA	TA	TA	100%
Youth Centers	High	TA	TA	TA	TA	TA	TA	100%
Child Care Centers	High	TA	TA	TA	TA	TA	TA	100%
Health Facilities	Medium	TA & 1/ TA& 1	TA & 1/ TA & payment of Section 108 loan BCS Health Care Center	TA/ TA & payment of Section 108 loan BCS Health Center	TA/ TA & payment of Section 108 loan BCS Health Center	TA/ TA & <b>FINAL</b> payment of Section 108 loan BCS Health Center	TA	100%
Neighborhood Facilities	Medium	TA	TA	TA	TA	TA	TA	100%
Parks and/or Recreation Facilities	Medium	1/1	1/0	0/0	0/0	0/0	0/1	100%
Parking Facilities	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Non-Residential Historic Preservation	Medium	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other Public Facility Needs- Removal of Substandard Buildings	Medium	City provides	City provides	City provides	City provides	City provides	City provides	100%
Infrastructure (General)								
Water/Sewer Improvements	High	1/1	0/0	1/1	0/0	0/0	0/0	100%
Street Improvements	High	City provides	City provides	City provides	City provides	City provides	City provides	100%
Sidewalks	Medium	City provides	City provides	City provides	City provides	City provides	City provides	100%
Solid Waste Disposal Improvements	Medium	City provides	City provides	City provides	City provides	City provides	City provides	100%
Flood Drainage Improvements	Low	City provides	City provides	City provides	City provides	City provides	City provides	100%
Public Services (General)								
Senior Services	High	TA	TA	TA	TA	TA	TA	100%
Handicapped Services	High	1/ 4 & TA	1/1	0/1	0/1	0/ TA	0/1 & TA	100%+
Legal Services	Medium	TA	TA	TA	TA	TA	TA	100%
Youth Services	High	3/18	1/3	1/4	1/3	0/4	0/4	100%+
Child Care Services	High	Other entities	Other entities	Other entities	Other entities	Other entities	Other entities	100%
Transportation Services	Medium	Other entities	Other entities	Other entities	Other entities	Other entities	Other entities	100%

Substance Abuse Services	Medium	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	100%
<b>Priority Need</b>	<b>Priority Need Level</b>	<b>5 Yr Goal Plan/Act</b>	<b>Yr 1 Goal Plan/Act</b>	<b>Yr 2 Goal Plan/Act</b>	<b>Yr 3 Goal Plan/Act</b>	<b>Yr 4 Goal Plan/Act</b>	<b>Yr 5 Goal Plan/Act</b>	<b>Percent Goal Complete</b>
Employment/Training Services	Medium	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	100%
Health Services	Medium	1/6	1/2	0/1	0/1	0/1	0/1	100%+
Lead Hazard Screening	Low	TA	TA	TA	TA	TA	TA	100%
Crime Awareness	Medium	TA/ TA&6	TA/1	TA/2	TA/1	TA/1	TA/1	100%+
Other Services- Prescription Services	High	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	Other entities & TA	100%
Economic Development (General)								
C/I Infrastructure Development	High	Other entities	Other entities	Other entities	Other entities	Other entities	Other entities	100%
C/I Building Acq/Const/Rehab	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
ED Assistance to For-Profit	Medium	TA	TA	TA	TA	TA	TA	100%
ED Technical Assistance	Low	TA	TA	TA	TA	TA	TA	100%
Micro-enterprise Assistance	Low	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Other								



**F. Table 2C: Summary of Specific Housing/Community Development Objectives (Table 2A/2B Continuation Sheet)**

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
<b>Rental Housing Objectives</b>						
DH-1.RHO 1.1	<b>Priority 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance through, Strategy 1:</b> Provide technical assistance to private owners/investors of substandard rental properties to be made available to low/moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate.	<b>Private funds, other entities (not funded by CDBG/HOME)</b>	<b>Specific Indicator: Rental Units Rehabbed; Rental Development-Number of Affordable Units:</b> Technical assistance to owners of one substandard rental property (1-20 units) annually to assist in rehabilitation to standard condition and/or new construction	1-20 units rehabilitated annually.	TA provided to private developers	DH-1
DH-1.RHO 1.2	<b>Priority 1, Strategy 2:</b> Rental Assistance provision of rental subsidies to eligible very low, low, and moderate income residents.	<b>Private funds, other entities (not funded by CDBG/HOME)</b>	<b>Specific Indicator: TBRA; In Addition: Rental Development /Number of Affordable Units:</b> Maintain and/or increase number of rental assistance programs who provide rental subsidies to very low and low income residents located in the City by providing technical assistance to agencies who provide these services.	Assistance to one agency that provides these services annually. Assistance to one new agency that will provide rental assistance in the 5-Year period.	TA to TCM who provided TBRA to clients	DH-1
DH-1.RHO 1.3	<b>Priority 1, Strategy 3:</b> New Construction through technical assistance to private non-profits and for-profit developers of affordable housing.	<b>Private funds, other entities (not funded by CDBG/HOME)</b>	<b>Specific Indicator: Rental Units Constructed; In addition: Housing Development/Number of Affordable Units:</b> Work with area non-profits and private developers by identifying and assisting through the qualifying process of a CHDO and working with private developer who qualifies through TDHCA for low income tax credits.	Technical assistance to one new non-profit in becoming a CHDO and one new private developer in receiving tax credits for new construction over the 5-Year period.	TA to private developers on LITC projects	DH-1
DH-1.RHO 3.1	<b>Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	<b>Private funds, other entities (not funded by CDBG/HOME)</b>	<b>Specific Indicator: Rental Properties Rehabilitated; In addition: Housing Development/Number of Affordable Units:</b> Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to private developer	DH-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
DH-1.RHO 4.1	<b>Priority 4: To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	Private funds, other entities (not funded by CDBG/HOME)	<b>Specific Indicator: Rental Properties Rehabilitated;</b> <b>In addition: Rental Development/Number of Housing Units:</b> Technical assistance to those entities who are seeking low income tax credits or other applicable incentive programs to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to private developer	DH-1
DH-1.RHO 6.1	<b>Priority 6: To provide housing and supportive service for special needs population, Strategy 1:</b> Housing for the elderly by technical/financial assistance to for-profits, non-profits and public organizations to provide specialized housing for the elderly including new construction, acquisition, rehabilitation, expansion of existing programs rental assistance (Technical assistance only).	Not funded – Technical Assistance only	<b>Specific Indicator: : rental Units Constructed and/or homeownership units constructed or acquired;</b> <b>In addition: Number of Housing Units and Improved Access:</b> Provide technical assistance to non-profits to determine market need.	One new housing development in the 5-Year period.	TA provided to private developer for new senior living facility	DH-1
<b>Owner Housing Objectives</b>						
DH-1.OHO 2.1	<b>Priority 2: to expand the supply of decent, safe, and affordable housing through the development of new single family residential property through Strategy 1:</b> New Construction technical/financial assistance to private non-profit and for-profits developers and public developers of affordable housing.	Private funds, other entities (not funded by CDBG/HOME)	<b>Specific Indicator: Owner Occupied Units Constructed;</b> <b>In addition: Housing Development/ Number of Affordable Units:</b> Provide technical assistance to these entities to initiate new housing production.	Provide technical support to one developer bi-annually or 2 over the 5-Year period.	TA provided to housing developers to develop new single family residential units	DH-1
DH-2&3. OHO 3.2	<b>Priority 3, Strategy 2:</b> Owner Occupied Rehabilitation and/or Reconstruction to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education.	CDBG and HOME	<b>Specific Indicator: Owner Occupied Units rehabilitated or reconstructed;</b> <b>In addition: Housing Development/ Number of Affordable Units:</b> Rehabilitation of owner occupied substandard housing units to standard condition.	5 units rehabilitated or reconstructed annually or 25 over the 5-Year period.	2 units reconstructed and 1 unit rehabilitated	DH-2&3
DH-2&3. OHO 3.3	<b>Priority 3, Strategy 3:</b> Minor Home Repair Assistance Program to provide technical/financial assistance by providing repairs through for-profit and non-profit contractors and housing organizations and making these resources available for use for low/moderate income families, social service programs, and volunteer labor groups.(Expected/Actual numbers reflect sweat equity projects)	CDBG	<b>Specific Indicator: Owner Occupied Units rehabilitated;</b> <b>In addition: Housing Development/ Number of Affordable Units:</b> Assist labor volunteer groups to rehabilitate owner occupied homes.	5 housing units rehabilitated annually through volunteer labor groups or 25 over the 5-Year period.	5 units rehabilitated through volunteer labor groups	DH-2&3

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
DH-3.OHO 3.4	<b>Priority 3, Strategy 4:</b> Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. <b>(Expected/Actual numbers reflect demolitions done by Code Enforcement)</b>	<b>CDBG</b>	<b>Number of Housing Units:</b> Provide financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean-up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violation obstacles for 30 units over the next 5 years.	3 demolitions completed by Code Enforcement	DH-3
DH-1.OHO 4.1	<b>Priority 4: To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	<b>Private Funds, Not CDBG/ HOME</b>	<b>Specific Indicator: Rental units rehabilitated;</b> <b>In addition: Rental Development/Number of Housing Units:</b> Technical assistance to those seeking LITC or other applicable incentives to rehabilitate rental property.	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to private developers seeking LITC projects	DH-1
DH-2&3. OHO 4.2	<b>Priority 4, Strategy 2:</b> Owner Occupied Rehabilitation and/or reconstruction to provide technical and financial support to low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education.	<b>CDBG and HOME</b>	<b>Specific Indicator: Owner occupied units rehabilitated;</b> <b>In addition: Housing Development/Number of Units:</b> Rehabilitation of owner occupied substandard housing units.	5 units rehabilitated or reconstructed annually or 25 over the 5-Year period.	2 units reconstructed and 1 unit rehabilitated	DH-2&3
DH-2&3. OHO 4.3	<b>Priority 4, Strategy 3:</b> Minor Home Repair Program to provide technical and financial assistance by making materials available for use for low to moderate income families, social service programs, and volunteer labor groups. Provide minor housing repairs (upgrade electrical, plumbing and/or mechanical) to eligible housing clients. <b>(Expected/Actual numbers reflect minor repair projects)</b>	<b>CDBG</b>	<b>Specific Indicator: Owner occupied units rehabilitated;</b> <b>In addition: Housing Development/Number of Housing Units:</b> Number of units rehabbed.	15 projects annually or 75 over the 5 year period	29 minor repair projects completed ( 5 included sweat equity).	DH-2&3
DH-3. OHO 4.4	<b>Priority 4, Strategy 4:</b> Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. <b>(Expected/Actual numbers reflect code violations given citations)</b>	<b>CDBG</b>	<b>Number of Housing Units:</b> Consider providing financial assistance for a code officer for low to moderate income areas to assist with maintenance and clean-ups.	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean-up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violations obstacles for 30 units over the next 5 years.	5,539 cases filed and 43 citations	DH-3

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/Objective
DH-2. OHO 5.1 & OHO 5.3	<b>Priority 5: To expand home ownership opportunities for low, low and moderate income persons by Strategy 1:</b> Down Payment Assistance Program, and <b>Strategy 3:</b> Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers.	HOME	<b>Specific Indicator: Homeownership units constructed or acquired;</b> <b>In addition: Number of Households:</b> Provide down payment assistance counseling, down payment assistance and closing costs.	Financial assistance provided up to 15 homebuyers annually or 75 over the 5-Year period. Provide counseling to 50 families annually or 225 over the 5-Year period.	26 down payment assistances provided	DH-2
DH-2. OHO 5.2	<b>Priority 5, Strategy 2:</b> Community Housing Development Organization: to provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers.	HOME	<b>Specific Indicator: rental Units Constructed and/or homeownership units constructed or acquired;</b> <b>In addition: Number of Households:</b> Provide assistance to area non-profits to develop CHDO status, assist through application process to have at least one CHDO project approved annually.	One new CHDO approved over the 5-Year period; one CHDO project approved annually.	3 CHDO projects approved	DH-2
DH-1. OHO 6.2	<b>Priority 6, Strategy 2:</b> Programming to Assist at risk populations by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. <b>(Technical assistance only)</b>	Not funded- Technical Assistance only	<b>Specific Indicator: Public Service;</b> <b>In addition: Number of Persons Stabilized:</b> Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate in at least 3 committees annually.	Participated in BVCH, Project Unity and United Way Financial committees	DH-1
DH-1. OHO 6.3	<b>Priority 6, Strategy 3:</b> Housing for Special Needs Populations by providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing delivery system	Private funds, Not funded by CDBG	<b>Specific Indicator: Public Service;</b> <b>In addition: Number of Persons Stabilized:</b> Provide technical assistance to committees, including the BVCH, Project Unity and other applicable supportive services committees.	Participate and attend four meetings per year regarding coordination of housing and supportive services.	Participated in/ attended 4+ BVCH, DASH, and Community Partnership Board meetings	DH-1
<b>Community Development Objectives-Non Housing Community Development Plan: Public Facilities and Infrastructure</b>						
SL-1. NHPF&I 1.1	<b>Priority 1: Expand, improve, and/or add public facilities when and where needed for very low, low and moderate income individuals by Strategy 1:</b> Improve public facilities designated as high or medium priorities such as youth, senior, homeless facilities, child care, handicapped, health facilities and nonresidential and residential historic preservation.	Not funded in 2009 year	<b>Specific Indicator: Public facility or Infrastructure;</b> <b>In addition: Number of Persons with Improved Access:</b> Provide technical or financial assistance to rehabilitate existing public facilities when appropriate.	An estimated one facility projects completed during the 5-Year period and an estimated 1000 clients per year to benefit from these projects.	TA provided to previously funded public facilities such as MHMR and Project Unity	SL-1
SL-1. NHPF&I 1.2	<b>Priority 1, Strategy 2:</b> Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center.	Repayment of loan completed in 2008 year	<b>Specific Indicator: Public facility or infrastructure</b>	An estimated 15,000 low to moderate clients annually served by Clinic.	21,018 unduplicated clients	SL-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SL-1. NHPF&I 1.3	<b>Priority 1, Strategy 3:</b> Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.	<b>Not funded in 2009 year</b>	<b>Specific Indicator: Public facility or infrastructure ;</b> Improve safety and quality of life in low to moderate income area parks and recreational facilities.	An estimated two park improvements or recreational facilities projects completed in the 5 year period.	TA	SL-1
SL-1. NHPF&I 1.4	<b>Priority 1, Strategy 4:</b> Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to water/sewer, streets, sidewalks, and solid waste disposal improvements, which enhance the safety and quality of life in low to moderate income neighborhoods by providing technical assistance to non-profit organizations who work to improve the safety in high crime areas and the City's designated slum/blighted areas and consideration of financial assistance for eligible projects.	<b>Not funded in 2009 year</b>	<b>Specific Indicator: Public facility or infrastructure ;</b> Provide technical assistance for funding opportunities and financial assistance for demolition/clearance, infrastructure and /or facilities projects in low to moderate income areas.	Participate in 2 events/fairs and/or public forums annually which provide prevention programs; consider funding and estimated 2 projects over the 5 year period.	Worked with Public Works dept to identify priority areas for water/ sewer projects; with area non-profits that provide services in high crime areas such as TCM and Project Unity	SL-1
<b>Public Services Objectives</b>						
SL-1 NHPS 1.3	<b>Priority 1: Help low income families avoid becoming homeless through Strategy 3:</b> Coordination of public services. Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service; Number of persons stabilized:</b> Coordinate services to low/moderate persons, homeless, special needs population & elderly-technical/financial assistance by appropriate agency.	Assistance to an estimated 100 persons over the 5-Year period through these agencies.	Participated in collaborations such as BVCH and Community Partnership Board whose agencies assisted 100+ persons	<b>SL-1</b>
SL-1. NHPS 2.1	<b>Priority 2: Expand, improve, and/or add public services when and where needed for very low, low and moderate income individuals, Strategy 1:</b> Assist agencies that provide services to victims of crime and violence by providing technical assistance.	TA	<b>Specific Indicator: Public Service;</b> Provide technical assistance for grant seeking to 3 agencies - victims of crime and violence within the 5-Year period.	1,000 low income persons will benefit from the services provided by these agencies.	TA to 4 agencies that provide services to victims of crime: TCM The Bridge, Scotty's House, Voices for Children and Sexual Assault Resource Center	SL-1
SL-1. NHPS 2.2	<b>Priority 2, Strategy 2:</b> Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, employment training, health, crime awareness, legal, job training skills, and disabilities.	CDBG	<b>Specific Indicator: Public Service;</b> Provide technical support and funding for agencies that make services available to low and low to moderate income clients for these high/medium priorities.	Consider funding up to 12 external public service agencies between Bryan and College Station. Estimated clients served 7,500 annually.	12 external agencies funded between College Station and Bryan (MHMR, Family Promise, Voices for Children, Project Unity, BVFB)	SL-1

Objective #	Specific Objectives: Affordable Housing	Source of funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SL-1. NHPS 2.3	<b>Priority 2, Strategy 3:</b> Assist agencies, which provide health services.	CDBG (CS)	<b>Specific Indicator: Public Service;</b> Provide support and funding for agencies which make health care available to very low, low and moderate income clients.	Provide monitoring and technical support for the BCS Community Health Center which will serve an estimated 15,000 clients annually.	TA provided via JRFR to College Station who funded the Prenatal Clinic; 21,018 unduplicated clients served at BCS Health Center.	SL-1
SL-1. NHPS 2.4	<b>Priority 2, Strategy 4:</b> Assist public service agencies, which provide services to special needs populations, the homeless (designated high and medium priorities, including but not limited to: senior, handicapped, and substance abuse) and other public services as determined necessary.	CDBG	<b>Specific Indicator: Public Service;</b> Provide technical support and funding for agencies that make services available to special needs clients for these high/medium priorities.	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500 annually.	12 external agencies funded between College Station and Bryan (MHMR, Family Promise, Voices for Children, Project Unity, BVFB)	SL-1
<b>Economic Development</b>						
EO-3. NHED 3.1	<b>Priority 3: Expand economic opportunities for very low, low and moderate income individuals through Strategy 1:</b> Use CDBG funding to fill financing gaps for small businesses, which provides jobs to low to moderate income persons and/or eliminate slum and blight.	Not funded in 2009 year	<b>Specific Indicator: Business assistance;</b> Provide technical support through individual counseling and/or workshops to 5 citizens each year or 25 citizens within the 5 year period.	Create 1 new job for every \$35,000 in CDBG funds expended, with an estimated 2 new jobs created within the 5 year period.	No CDBG funds expended on E.D. loans, TA and monitoring of previous loans	EO-3
EO-3. NHED 3.2	<b>Priority 3, Strategy 2:</b> Preparation of very low, low and moderate income persons for entry into the workforce by encouraging and facilitating job training, employment training, and life skills training to increase the employment marketability of very low, low to moderate income persons. <b>Technical assistance only.</b>	Not funded in 2009 year/ TA	<b>Specific Indicator: Business assistance;</b> Provide technical assistance to non-profit providers making application for grants or CDBG assistance that provides these services.	An estimated 25 low, low to moderate income clients annually will receive job training and relating services.	Provided T.A. to United Way who continues working to provide a Financial Stability Initiative program	EO-3
EO-3. NHED 3.3	<b>Priority 3, Strategy 3:</b> Provide technical assistance to persons wanting to own their own business, or who already own their own business, by assisting persons in developing business plans, identifying sources of capital, and providing counseling and mentorship. Priorities given to technical assistance to for profit businesses (medium), C/I infrastructure development projects (High) and Other C/I improvement projects (medium). <b>Technical assistance only.</b>	Not funded in 2009 year/ TA	<b>Specific Indicator: Business assistance;</b> Potential business owners or business owners will be provided assistance to start or improve their business.	An estimated 10 people or businesses will receive counseling and technical assistance a year.	An estimated 10+ individuals received counseling from local non-profits such as Economic Development Center	EO-3

**G. Table 3A: Summary of Specific Annual Objectives**

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Rental Housing Objectives</b>					<b>2009</b>	
RHO-1	<b>Priority 1: Provide an adequate and affordable supply of rental residential property by providing technical assistance to citizens and through providing assistance to agencies that provide tenant rental assistance through, Strategy 1:</b> Provide technical assistance to private owners/investors of substandard rental properties to be made available to low/moderate income persons for a minimum of ten (10) years, and provide rental assistance as appropriate.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: Rental Units Rehabbed;</b> In Addition: Number of affordable units	1-20 units rehabilitated annually.	TA provided to private developers and agencies	DH-1
RHO-2	<b>Priority 1, Strategy 2:</b> Rental Assistance provision of rental subsidies to eligible very low, low, and moderate income residents.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: TBRA;</b> In Addition: Number of affordable units	Assistance to one agency that provides these services annually. Assistance to one new agency that will provide rental assistance in the 5-Year period.	TA to TCM and BHA who provided TBRA to clients	DH-1
RHO-3	<b>Priority 1, Strategy 3:</b> New Construction through technical assistance to private non-profits and for-profit developers of affordable housing.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: Rental Units Constructed;</b> In addition: Number of affordable units	Technical assistance to one new non-profit in becoming a CHDO and one new private developer in receiving tax credits for new construction over the 5-Year period.	TA to 2 private developers on LIHTC projects	DH-1
RHO-4	<b>Priority 3: To reduce isolation of income groups by decentralizing housing opportunities and revitalizing deteriorating neighborhoods through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: Rental Properties Rehabilitated;</b> In addition: Number of affordable units	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to 2 private developers and agencies	DH-1
RHO-5	<b>Priority 4: To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: Rental Properties Rehabilitated;</b> In addition: Number of affordable units	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to 2 private developers and agencies	DH-1
RHO-6	<b>Priority 6: To provide housing and supportive service for special needs population, Strategy 1:</b> Housing for the elderly by technical/financial assistance to for-profits, non-profits and public organizations to provide specialized housing for the elderly including new construction, acquisition, rehabilitation, expansion of existing programs rental assistance ( <b>Technical assistance only</b> ).	<b>Not funded – Technical Assistance only</b>	<b>Specific Indicator: Rental Units Constructed and/or homeownership units constructed or acquired;</b> In addition: Number of affordable units	One new housing development in the 5-Year period.	TA provided to private developer for new LIHTC senior living facility	DH-1



Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Owner Housing Objectives</b>						
OHO-1	<b>Priority 2: To expand the supply of decent, safe, and affordable housing through the development of new single family residential property through Strategy 1:</b> New Construction technical/financial assistance to private non-profit and for-profits developers and public developers of affordable housing.	<b>Private funds, other entities (not funded by CDBG/ HOME)</b>	<b>Specific Indicator: Owner Occupied Units Constructed;</b> In addition: Number of affordable units	Provide technical support to one developer bi-annually or 2 over the 5-Year period.	TA provided to 3+ housing developers to develop new single family residential units	DH-1
OHO-2	<b>Priority 3, Strategy 2:</b> Owner Occupied Rehabilitation and/or Reconstruction to provide technical and financial support to very low, low and moderate income homeowners to rehabilitate their properties to standard condition and provide maintaining training and education.	<b>CDBG and HOME</b>	<b>Specific Indicator: Owner Occupied Units rehabilitated or reconstructed;</b> In addition: Number of affordable units	5 units rehabilitated or reconstructed annually or 25 over the 5-Year period.	2 units reconstructed and 1 unit rehabilitated	DH-2&3
OHO-3	<b>Priority 3, Strategy 3:</b> Minor Assistance Program to provide technical/financial assistance by providing repairs through for-profit and non-profit contractors and housing organizations and making these resources available for use for low/moderate income families, social service programs, and volunteer labor groups. <b>(Expected/Actual numbers reflect sweat equity projects)</b>	<b>CDBG</b>	<b>Specific Indicator: Owner occupied units rehabilitated;</b> In addition: Number of affordable units	5 housing units rehabilitated annually through volunteer labor groups or 25 over the 5-Year period.	5 units rehabilitated through volunteer labor groups	DH-2&3
OHO-4	<b>Priority 3, Strategy 4:</b> Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. <b>(Expected/Actual numbers reflect demolitions done by Code Enforcement)</b>	<b>CDBG</b>	<b>Specific Indicator: Owner occupied units rehabilitated;</b> In addition: Number of affordable units	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean-up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violation obstacles for 30 units over the next 5 years.	3 demolitions completed by Code Enforcement	DH-3
OHO-5	<b>Priority 4, To expand the supply of decent, safe and affordable housing through the rehabilitation of existing residential property through Strategy 1:</b> Rental rehabilitation to provide technical support to private owners/investors of substandard rental properties to be made available to very low, low and moderate income persons.	<b>Private Funds, Not CDBG/ HOME</b>	<b>Specific Indicator: Rental Properties Rehabilitated;</b> In addition: Number of affordable units	Agency will seek incentives to rehabilitate one substandard rental units (1-20 units) bi-annually or 2 over the 5-Year period.	TA provided to private developers seeking LITC projects	DH-1
OHO-6	<b>Priority 4, Strategy 2:</b> Owner Occupied Rehabilitation and/or reconstruction to provide technical /financial support to low-moderate income homeowners to rehabilitate their properties to standard condition and provide maintenance and education.	<b>CDBG and HOME</b>	<b>Specific Indicator: Owner occupied units rehabilitated;</b> In addition: Number of affordable units	5 units rehabilitated or reconstructed annually or 25 over the 5-Year period..	2 units reconstructed and 1 unit rehabilitated	DH-2&3



Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
OHO-7	<b>Priority 4, Strategy 3:</b> Minor Home Repair Program to provide technical and financial assistance by making materials available for use for low to moderate income families, social service programs, and volunteer labor groups. Provide minor housing repairs (upgrade electrical, plumbing and/or mechanical) to eligible housing clients. <b>(Expected/Actual numbers reflect minor repair projects)</b>	CDBG	<b>Specific Indicator: Owner occupied units rehabilitated;</b> In addition: Number of affordable units	15 projects annually or 75 over the 5 year period	29 minor repair projects completed- includes 5 sweat equity projects.	DH-2&3
OHO-8	<b>Priority 4, Strategy 4:</b> Code Enforcement to provide code enforcement in the targeted areas to encourage maintenance of structures in compliance with City ordinances and community appearance standards and removal of dilapidated structures. <b>(Expected/Actual numbers reflect code violations given citations)</b>	CDBG	<b>Specific Indicator: Owner occupied units rehabilitated;</b> In addition: Number of affordable units	Code Officer will coordinate, by working with appropriate volunteer groups, 2 neighborhood clean-up/clearance projects, remove 2 unsafe structures and work with home owners to remove code violations obstacles for 30 units over the next 5 years.	5,539 cases filed and 43 citations	DH-3
OHO-9 & OHO-10	<b>Priority 5: To expand home ownership opportunities for low, low and moderate income persons by Strategy 1:</b> Down Payment Assistance Program, and <b>Strategy 3:</b> Home Maintenance Education and Counseling including technical, educational and financial assistance to low and moderate income eligible homebuyers.	HOME	<b>Specific Indicator: Homeownership units constructed or acquired;</b> In addition: Number of affordable units	Financial assistance provided up to 15 homebuyers annually or 75 over the 5-Year period. Provide counseling to 50 families annually or 225 over the 5-Year period.	26 down payment assistances provided	DH-2
OHO-11	<b>Priority 5, Strategy 2:</b> Community Housing Development Organization to provide a private non-profit financial, educational and technical assistance and other affordable housing activities, including the development of new affordable single family homes, to low income home buyers.	HOME	<b>Specific Indicator: rental Units Constructed and/or homeownership units constructed or acquired;</b> In addition: Number of affordable units	One new CHDO approved over the 5-Year period; one CHDO project approved annually.	3 CHDO projects approved	DH-2
OHO-12	<b>Priority 6, Strategy 2:</b> Programming to Assist at risk populations by providing technical and financial assistance to expand existing programs and innovative new programs to fill gaps not met by current delivery system. <b>(Technical assistance only)</b>	Not funded- Technical Assistance only	<b>Specific Indicator: Public Service;</b> In addition: Number of Persons Stabilized	Participate in at least 3 committees annually.	Participated in BVCH, Project Unity and United Way Financial committees	DH-1
OHO-13	<b>Priority 6, Strategy 3:</b> Housing for Special Needs Populations by providing technical and/or financial assistance to expand existing programs and services and to encourage innovative new programs to fill in the gaps in housing needs currently not being met by the existing system	Private funds, Not funded by CDBG	<b>Specific Indicator: Public Service;</b> In addition: Number of Persons Stabilized	Participate and attend four meetings per year regarding coordination of housing and supportive services.	Participated in/ attended 4+ BVCH, DASH, and Community Partnership Board meetings	DH-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Infrastructure Objectives</b>						
NHPF& I-1	<b>Priority 1: Expand, improve, and/or add public facilities when and where needed for very low, low and moderate income individuals by Strategy 1:</b> Improve public facilities designated as high or medium priorities such as youth, senior, homeless facilities, child care, handicapped, health facilities and nonresidential and residential historic preservation.	<b>Not funded in 2009 year</b>	<b>Specific Indicator: Public facility or Infrastructure;</b> In addition: Number of Persons with Improved Access	An estimated one facility projects completed during the 5-Year period and an estimated 1000 clients per year to benefit from these projects.	TA provided to previously funded public facilities such as MHMR and Project Unity	SL-1
NHPF& I-2	<b>Priority 1, Strategy 2:</b> Provide technical assistance and monitoring of the Section 108 Bryan College Station Community Health Center.	<b>Repayment of loan completed in 2008 year</b>	<b>Specific Indicator: Public facility or infrastructure</b>	An estimated 15,000 low to moderate clients annually served	21,018 unduplicated clients	SL-1
NHPF& I-3	<b>Priority 1, Strategy 3:</b> Park improvements and recreational facilities for targeted areas, including but not limited to, sidewalks, walking trails, or playground equipment.	<b>Not funded in 2009 year</b>	<b>Specific Indicator: Public facility or infrastructure</b>	An estimated two park improvements or recreational facilities projects completed in the 5 year period.	TA	SL-1
NHPF& I-4	<b>Priority 1, Strategy 4:</b> Promote and facilitate the development of facilities and infrastructure improvements, including but not limited to water/sewer, streets, sidewalks, and solid waste disposal improvements, which enhance the safety and quality of life in low to moderate income neighborhoods by providing technical assistance to non-profit organizations who work to improve the safety in high crime areas and the City's designated slum/blighted areas and consideration of financial assistance for eligible projects.	<b>Not funded in 2009 year</b>	<b>Specific Indicator: Public facility or infrastructure</b>	Participate in 2 events/fairs and/or public forums annually which provide prevention programs; consider funding and estimated 2 projects over the 5 year period.	Worked with Public Works dept to identify priority areas for water/sewer projects; with area non-profits that provide services in high crime areas such as Twin City Mission and Project Unity	SL-1
<b>Community Development Objectives</b>						
NHPS-1	<b>Priority 1: Help low income families avoid becoming homeless through Strategy 3:</b> Coordination of public services. Coordinate efforts to provide public services that assist in reducing or eliminating homeless, including legal assistance involving tenant/landlord disputes, evictions, or fair housing issues ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> Number of persons stabilized	Assistance to an estimated 100 persons over the 5-Year period through these agencies.	Participated in collaborations such as BVCH and Community Partnership Board whose agencies assisted 100+ persons	SL-1
NHPS-2	<b>Priority 2: Expand, improve, and/or add public services when and where needed for very low, low and moderate income individuals, Strategy 1:</b> Assist agencies that provide services to victims of crime and violence by providing technical assistance.	TA	<b>Specific Indicator: Public Service</b>	1,000 low income persons will benefit from the services provided by these agencies.	TA to 4 agencies that provide services to victims of crime: TCM The Bridge, Scotty's House, Voices for Children and SARC	SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
NHPS-3	<b>Priority 2, Strategy 2:</b> Assist agencies who are designated as high or medium priorities, including but not limited to youth, child care, employment training, health, crime awareness, legal, job training skills, and disabilities.	CDBG	<b>Specific Indicator: Public Service</b>	Consider funding up to 12 external public service agencies between Bryan and College Station. Estimated clients served 7,500 annually.	12 external agencies funded between College Station and Bryan (MHMR, Family Promise, Voices for Children, Project Unity, BVFB)for Bryan.	SL-1
NHPS-4	<b>Priority 2, Strategy 3:</b> Assist agencies, which provide health services.	CDBG (CS)	<b>Specific Indicator: Public Service</b>	Provide monitoring and technical support for the BCS Community Health Center which will serve an estimated 15,000 clients annually.	TA provided via JRFRC to College Station who funded the Prenatal Clinic; 21,018 unduplicated clients served at BCS Health Center	SL-1
NHPS-5	<b>Priority 2, Strategy 4:</b> Assist public service agencies, which provide services to special needs populations, the homeless (designated high and medium priorities, including but not limited to: senior, handicapped, and substance abuse) and other public services as determined necessary.	CDBG	<b>Specific Indicator: Public Service</b>	Consider funding up to 12 external public service agencies totally between Bryan and College Station. Estimated clients served 7,500 annually.	12 external agencies funded between College Station and Bryan (MHMR, Family Promise, Voices for Children, Project Unity, BVFB)	SL-1
NHED-1	<b>Priority 3: Expand economic opportunities for very low, low and moderate income individuals through Strategy 1:</b> Use CDBG funding to fill financing gaps for small businesses, which provides jobs to low to moderate income persons and/or eliminate slum and blight.	Not funded in 2009 year	<b>Specific Indicator: Business assistance</b>	Create 1 new job for every \$35,000 in CDBG funds expended, with an estimated 2 new jobs created within the 5 year period.	No CDBG funds expended on E.D. loans, TA and monitoring of previous loans	EO-3
NHED-2	<b>Priority 3, Strategy 2:</b> Preparation of very low, low and moderate income persons for entry into the workforce by encouraging and facilitating job training, employment training, and life skills training to increase the employment marketability of very low, low to moderate income persons. <b>Technical assistance only.</b>	Not funded in 2009 year/ TA	<b>Specific Indicator: Business assistance</b>	An estimated 25 low, low to moderate income clients annually will receive job training and relating services.	Provided T.A. to United Way who continues working to provide a Financial Stability Initiative program	EO-3
NHED-3	<b>Priority 3, Strategy 3:</b> Provide technical assistance to persons wanting to own their own business, or who already own their own business, by assisting persons in developing business plans, identifying sources of capital, and providing counseling and mentorship. Priorities given to technical assistance to for profit businesses (medium), C/I infrastructure development projects (High) and Other C/I improvement projects (medium). <b>Technical assistance only.</b>	Not funded in 2009 year/ TA	<b>Specific Indicator: Business assistance</b>	An estimated 10 people or businesses will receive counseling and technical assistance a year.	An estimated 10+ individuals received counseling from local non-profits such as Economic Development Center	EO-3

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Homeless Objectives</b>						
NHPS-1	<b>Priority 2: Reach out to homeless persons and assess their individual needs through Strategy 1:</b> Providing access to services through established programs that provide intake assessment and intensive case management, including but not limited to, counseling, job training and referrals, hygiene needs, personal storage, telephone usage and other appropriate services to increase self sufficiency for all homeless and potential homeless ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service;</b> Number of person stabilized	Assistance to an estimated 30 persons annually through established self sufficiency program/s.	Funded and provided TA to agencies who provide self-sufficiency programming (Family Promise-35 unduplicated clients)	SL-1
NHPS-2	<b>Priority 2, Strategy 2:</b> Assisting in increasing funding sources by providing technical assistance to homeless providers to better provide counseling and assessment to homeless individuals and families, including chronic homeless through increase collaboration with private and public sector public service agencies ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CDBG Administrative	<b>Specific Indicator: Public Service</b>	One CoC grant application submitted annually; one homeless survey done bi-annually. One agency to provide HMIS tracking within 5-Year period.	TA to TCM who provides HMIS tracking and submits BVCH's CoC grant application	SL-1
NHHO-1	<b>Priority 3: address emergency, transitional and permanent housing needs of the homeless by Strategy 1:</b> Increase the capacity or number of emergency and transitional shelters for families by improving/increasing the number of units available by providing technical/financial assistance to expand emergency, transitional and permanent housing availability to better meet the needs of homeless and special needs populations ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> Number of units for homeless	Expansion of 10 additional spaces for families within the 5-Year period.	TA to agencies who provide emergency and transitional shelter (TCM, ELM, Genesis Corner, BVCOG Section 8 Voucher program)	DH-2& SL-1
NHHO-2	<b>Priority 3, Strategy 2 and 3:</b> Increase the capacity or number of emergency, transitional and permanent shelters for persons with special needs and increase capacity of permanent supportive housing for person with special needs by technical assistance provided to increase the capacity of local homeless providers for persons with special needs.	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> Number of units for homeless	Expansion of 10 additional spaces emergency/transitional and 1 permanent space for persons with special needs within the 5-Year period.	TA to agencies who provide emergency, transitional, or permanent shelter to special needs populations (TCM, MHMR, ELM)	DH-2& SL-1
NHHO-3	<b>Priority 4: Help homeless make transition to permanent housing and independent living through assistance (financial and/or technical) to agencies that provide these services by Strategy 1:</b> Providing employment training and counseling to homeless ( <b>Oversight provided by staff, not a specific funded project</b> ).	HUD-CoC-TCM, MHMR, BVCH	<b>Specific Indicator: Emergency housing;</b> Number of person stabilized	Assist 40 homeless persons over the 5-Year period through those agencies that provide self sufficiency programs.	Funded (Family Promise-35 undup clients) and TA to agencies (BVCAA, Project Unity) who provide self-sufficiency programming	DH-2& SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
NHHO-4	<b>Priority 4, Strategy 2:</b> Assist homeless in acquiring needed services such as Section 8 rental assistance, food stamps, child care assistance, and other necessities by collaborating with agencies that provide intensive case management to the homeless. Technical assistance provided to the BVCH and funding of TCM's The Bridge program ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding sources: BVCH, TCM, MHMR, BVCOG  CDBG-public service funding	<b>Specific Indicator: Public Service;</b> Number of persons stabilized	An estimated 100 homeless persons will receive information on availability of services beneficial to homeless persons through the appropriate agency such as 211 and the Bridge	TA to United Way's 211, TCM the Bridge (funded by CS), BVCOG Section 8 Voucher Program, and BVCH	DH-2& SL-1
NHHO-5	<b>Priority 4, Strategy 3:</b> Provide counseling and financial incentives with regards to home ownership to local homeless persons by providing technical assistance to homeless providers who counsel homeless individuals ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding sources: BVCH, TCM, MHMR	<b>Specific Indicator: Public Service;</b> Number of persons stabilized	An estimated 15 homeless individuals will receive information on purchasing a home and how to achieve this goal, over the 5 year period.	All residents at BHA received information on purchasing a home.	DH-2& SL-1
<b>Special Needs Objectives</b>						
SNO-1	<b>Priority 1: Assist the elderly and frail elderly with their supportive housing and service needs by Strategy 1:</b> Encourage collaboration between housing providers and elderly service providers to increase access to housing and supportive services to the elderly by technical support to non-profits and financial assistance through HOME CHDO funds for eligible non-profit. ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private non-profits, such as Elder-Aid for HOME CHDO funds. Private funds provided by non-profits who belong to BVCH	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> Number of affordable units	Attend quarterly homeless coalition meetings; HOME CHDO funds will be used to provide housing to a CHDO for the elderly with a minimum of 2 projects within the 5-Year period.	All BVCH meetings attended 4+; CHDO funds contracted to 3 CHDO's with one being Elder-Aid.	SH-1 DH-2
SNO-2	<b>Priority 1, Strategy 2:</b> Assist agencies that provide services to the elderly by helping service and housing agencies locate funding for supportive housing for the elderly and frail elderly. The CDAC and JRFRRC committees will consider funding such entities with CDBG funds on an annual basis.	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> Number of persons stabilized	Assist at least 200 elderly, frail elderly, or disabled with information and referral through area networks such as 211 or Project Unity.	Local providers provided 200+ information to special needs groups.	DH-2& SL-1
SNO-3	<b>Priority 2: Assist persons with disabilities (mental, physical and developmental) with their supportive housing/service needs by Strategy 1 and 2:</b> Encourage public/private agencies, which provide housing and services to the disabled to seek funding for supportive housing projects and encourage coordination between providers of services and housing for persons with disabilities ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other funding streams such as LIHTC Also CDBG administrative for staff liaison	<b>Specific Indicator: Public Service and Rental rehabilitation;</b> Number of persons stabilized	Providers support annual updated directory and Assist an estimated 30 disabled persons will be provided information through the resources such as 211 and Project Unity.	30+ disabled persons were provided information through 211 and Project Unity.	DH-2 & SL-1

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
SNO-4	<b>Priority 2, Strategy 3:</b> Assist agencies, which provide services to children with disabilities by providing technical assistance to service and housing providers to locate funding for supportive housing for children with disabilities ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other Funds from Private Entities	<b>Specific Indicator: Public Service and Housing;</b> Number of persons stabilized	Providers will provide information on housing resources for families who have disabled children (30).	Project Unity and 211 provided 30+ families with disabled children information.	DH-2 & SL-1
SNO-5	<b>Priority 3: Assist persons with alcohol and other drug addictions with their service needs by Strategy 1:</b> Assist service providers with providing additional services to persons addicted to drugs and alcohol, including housing and supportive services ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private non-profits such BVCASA-TDADA Funds	<b>Specific Indicator: Public Service;</b> Number of persons stabilized	Provide technical and/or financial assistance to 1 agency annually who serves persons with alcohol/drug addictions needing housing or supportive services.	Provided T.A. to BVCASA regarding expansion of men's unit from State safe program.	DH-2 & SL-1
SNO-6	<b>Priority 4: Assist persons with HIV/AIDS and their families, with their supportive housing and service needs by Strategy 1:</b> Expand health care services for persons with HIV/AIDS through providing technical assistance for the encouragement of expanded health services through appropriate organizations ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity—HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II	<b>Specific Indicator: Public Service;</b> Number of persons assisted	25 persons will benefit from improved coordination of housing and supportive services.	TA provided to Project Unity, BVCAA, and the health department	SL-1
SNO-7	<b>Priority 4, Strategy 2:</b> Expand supportive housing for persons with HIV/AIDS through the encouragement of the development of supportive transitional housing services for person with HIV/AIDS through appropriate organizations ( <b>Oversight provided by staff, not a specific funded project</b> ).	Private funds: HOPWA/Project Unity Other entities: BVCOG/Project Unity—HRSA Bureau of Primary HealthCare/FQHC, HRSA Ryan White Title II	<b>Specific Indicator: Public Service;</b> Number of persons assisted	An estimated 20 people will benefit from improved services in the 5-year period.	TA provided to Project Unity and BVCOG Section 8 Voucher Program	SL-1
PHA-1	<b>Priority 5: Assist public housing residents with their supportive services and service needs to support self sufficiency to reduce dependency on federally assisted public housing through Strategy 1:</b> Providing counseling to PHA residents on homeownership and purchases ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other entities-BHA – Public Housing CIAP	<b>Specific Indicator: None;</b> Number of persons assisted	100 PHA residents will benefit from homebuyers counseling over the 5-Year period.	All residents of BHA had information made available for home buyer's counseling-600+.	SL-1 & DH-2
PHA-2	<b>Priority 5, Strategy 2:</b> Coordinate public service agencies to assist residents with their public service needs ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other entities-BHA – Public Housing CIAP	<b>Specific Indicator: None;</b> Number of persons assisted	600 PHA residents will benefit from availability of information over the 5-Year period.	All residents of BHA benefits from availability of public service information.	SL-1
PHA-3	<b>Priority 5, Strategy 3:</b> Provide technical assistance to PHA residents wanting to own their own business by providing access to information on business development and resources available ( <b>Oversight provided by staff, not a specific funded project</b> ).	Other entities-BHA – Public Housing CIAP Also CDBG administrative for staff liaison	<b>Specific Indicator: None;</b> Number of persons assisted	20 PHA residents will benefit from availability of workshops and counseling on starting a business.	All residents of BHA had information made available regarding access to T.A. on starting a business.	EO-3

Obj #	Specific Objectives	Sources of Funds	Performance Indicators	Expected Number	Actual Number	Outcome/ Objective
<b>Other Objectives</b>						
00-1	<b>Administrative</b> includes eligible operating expenses for CDBG and related grants.	CDBG funds	n/a	n/a	n/a	n/a
00-2	<b>Administrative</b> includes eligible operating expenses for HOME program.	HOME funds	n/a	n/a	n/a	n/a

**Outcome/Objective Codes**

	<b>Availability/Accessibility</b>	<b>Affordability</b>	<b>Sustainability</b>
<b>Decent Housing</b>	DH-1	DH-2	DH-3
<b>Suitable Living Environment</b>	SL-1	SL-2	SL-3

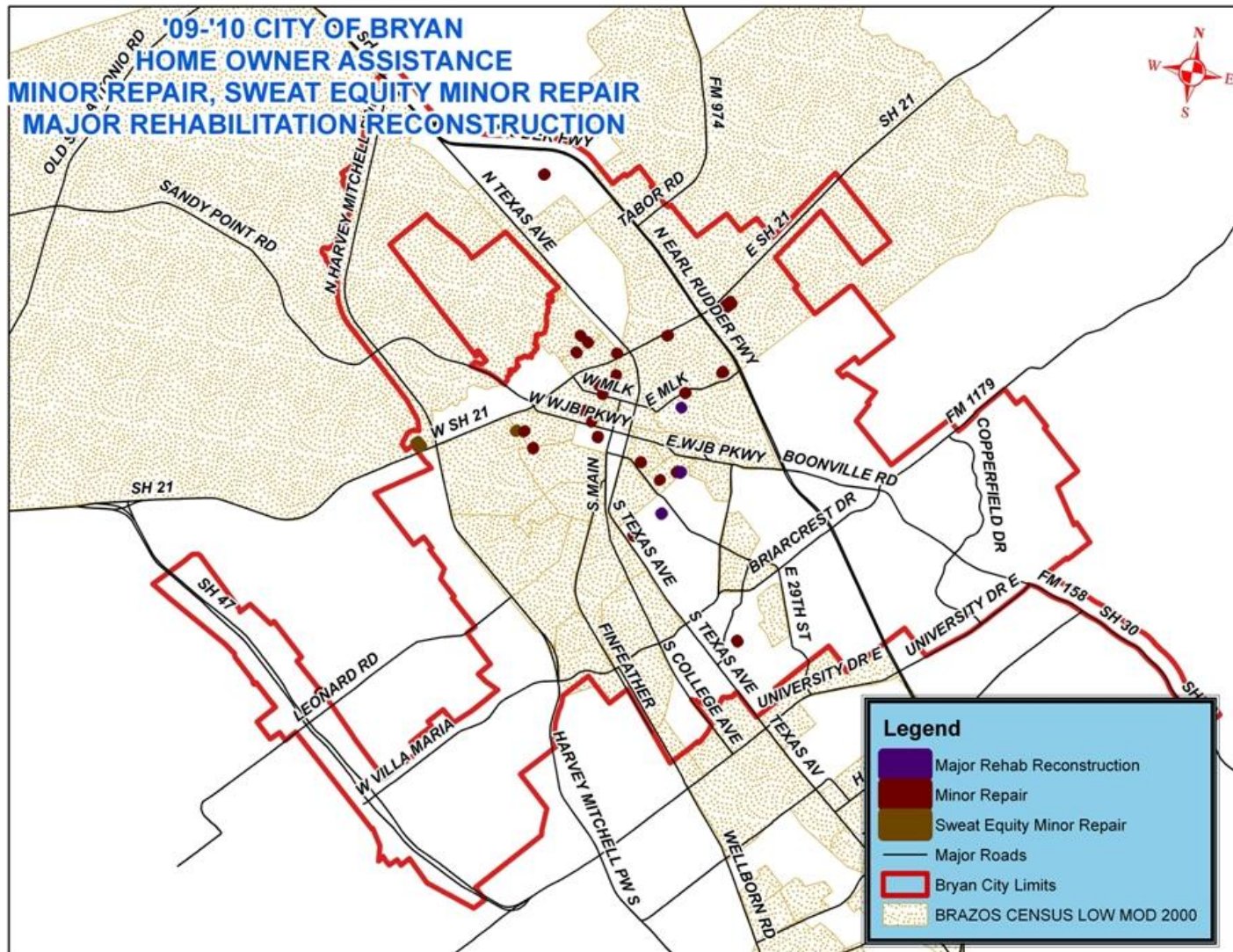
**H. Table 3 B: Annual Housing Completion Goals**

	Annual Number Expected Units /Completed Units	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Homeless households	N/A/N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-homeless households – doesn't include acquisition lots	38/59	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Special needs households	5/5 included in totals above.	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Production of new units (CHDO)	2/0	<input type="checkbox"/>	X		<input type="checkbox"/>
Rehabilitation of existing units	N/A	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	N/A-N/A	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Rental</b>	2/0	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units	N/A- 3 1/2 lots	<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units-Habitat home	0/1	<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units & reconstruction (all)	25/32	X	X		
Homebuyer Assistance	15/26	<input type="checkbox"/>	X		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Owner</b>	40/62 1/2	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)</b>					
Acquisition of existing units	N/A-N/A				<input type="checkbox"/>
Production of new units	0/1	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehab/reconstruction of existing units	25/32	X	X	<input type="checkbox"/>	<input type="checkbox"/>
Homebuyer Assistance	15/26	X	X		<input type="checkbox"/>
<b>Total Sec. 215 Affordable Housing</b>	41/59	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ANNUAL HOUSING GOALS</b>					
Annual Rental Housing Goal	2/0	<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	40/62 1/2	X	X	<input type="checkbox"/>	<input type="checkbox"/>
<b>Total Annual Housing Goal</b>	42/62 1/2	X	X	<input type="checkbox"/>	<input type="checkbox"/>

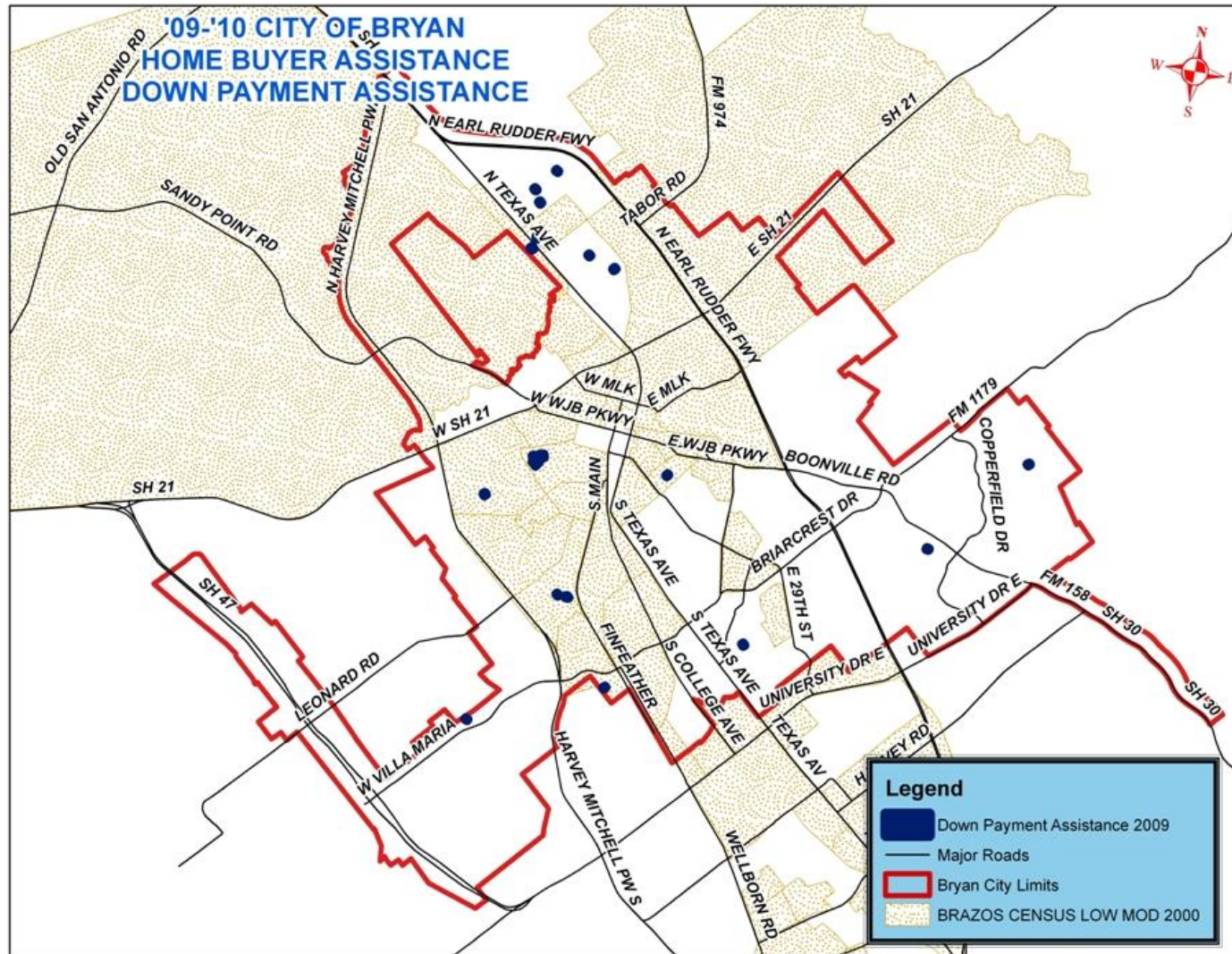


## XV. CDBG AND HOME MAPS

### A. REHABILITATION

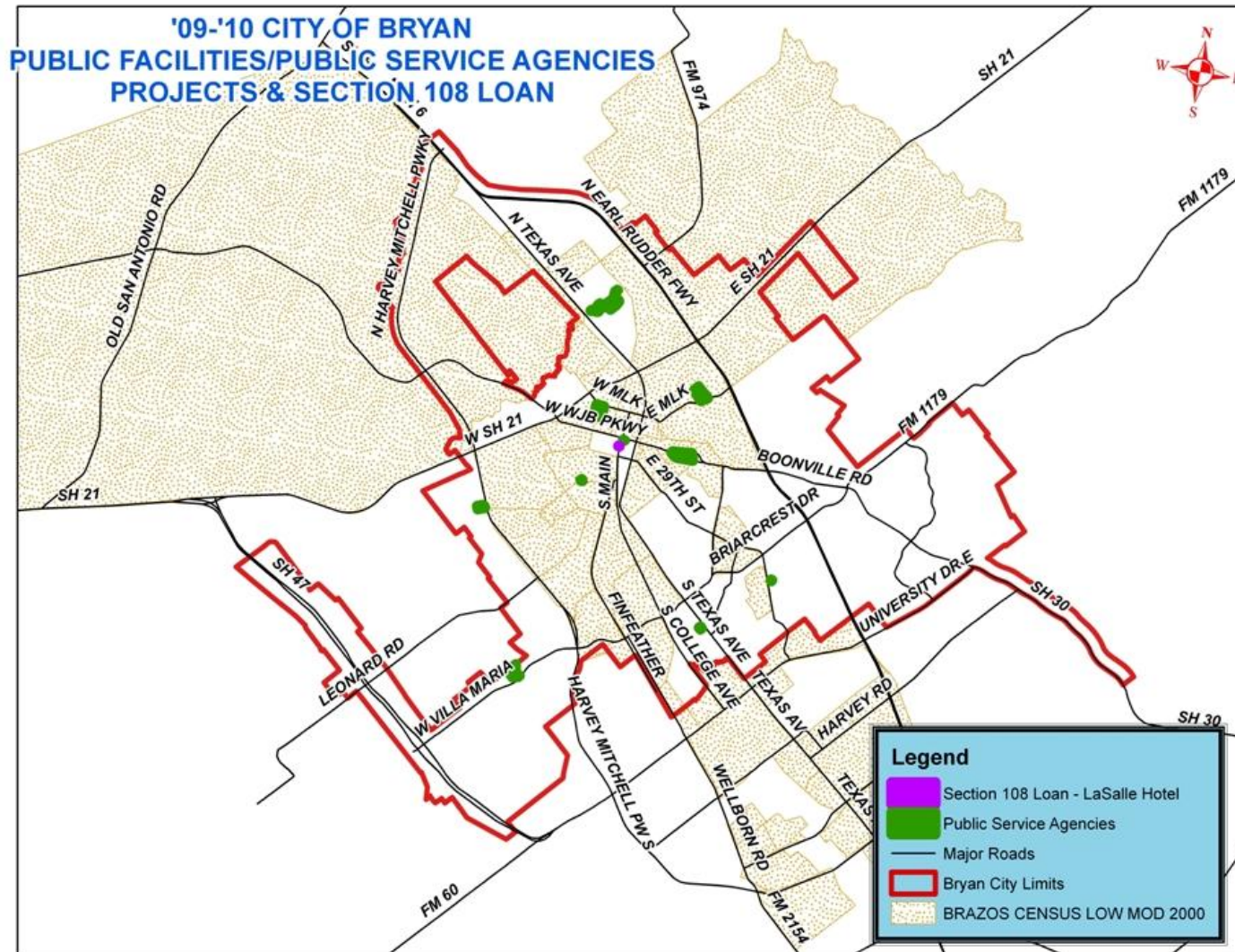


## B. DOWN PAYMENT ASSISTANCE

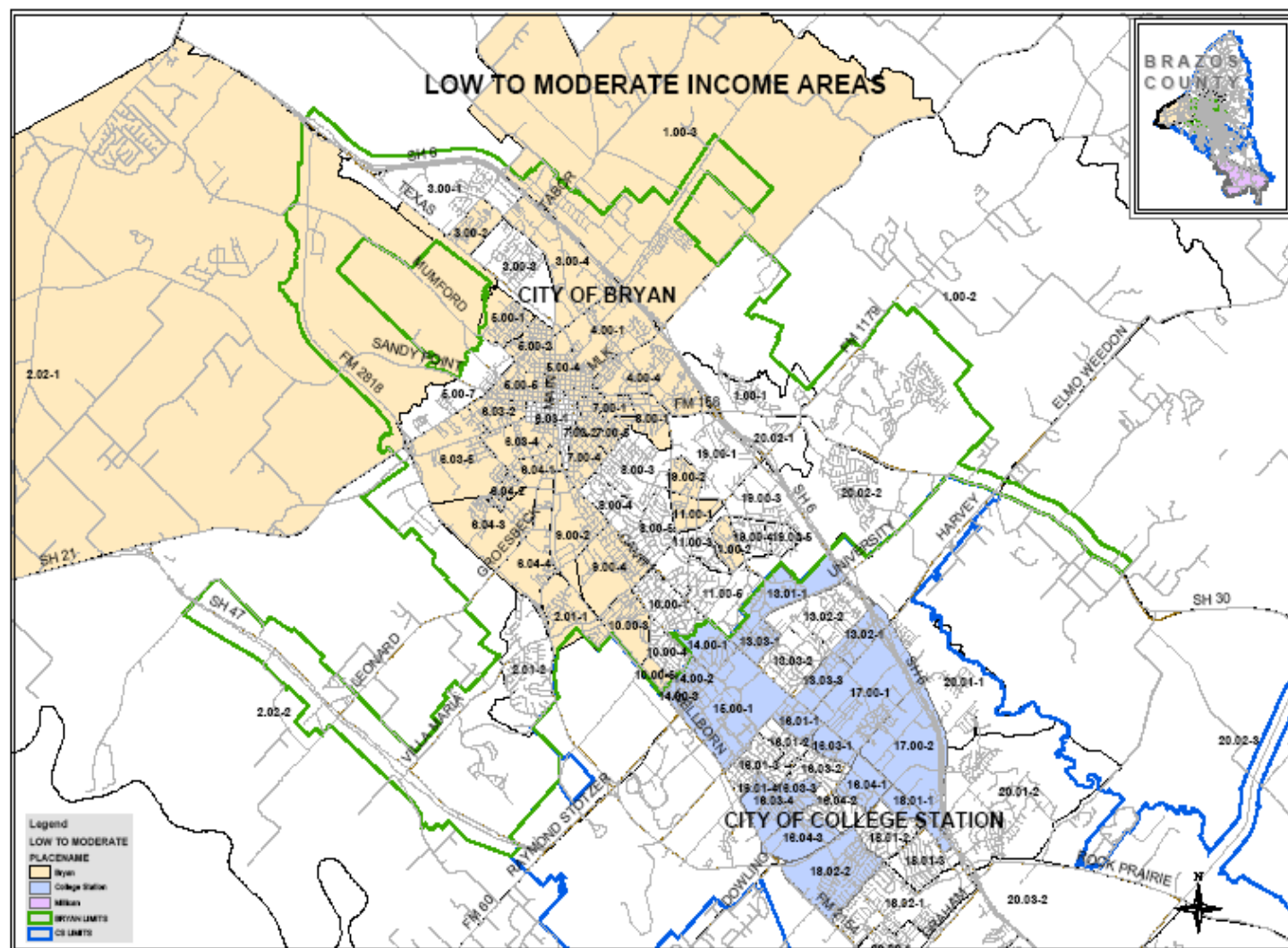




**C. Public Facilities, Service Agencies, and Section 108**



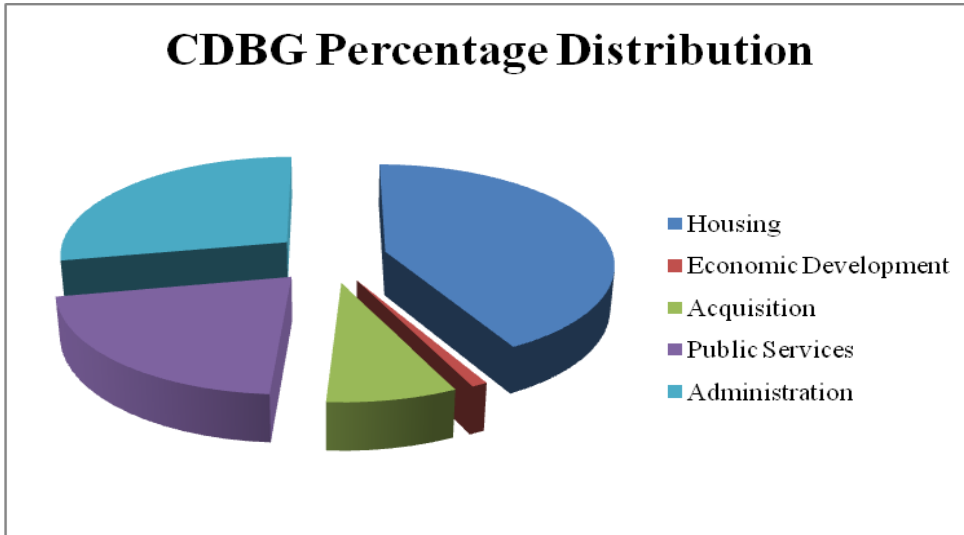
# D. Low to Moderate Income Area Map



### **E. 2009 Distribution of Funds**

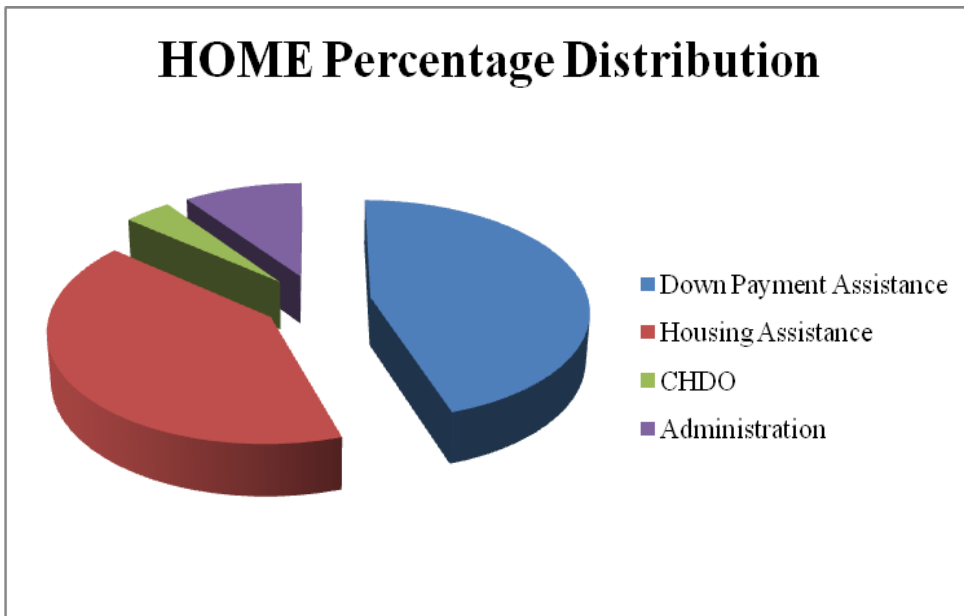
#### **Community Development Block Grant Funds Distribution by Category**

The following chart indicates that approximately 42% of expended funds were spent on housing activities, 1% on Economic Development (Castle Heights Development), 8% on Acquisition (Sims Street Development), 21% on Public Services (15% of available funds), and 28% on Administrative costs (20% of available funds).

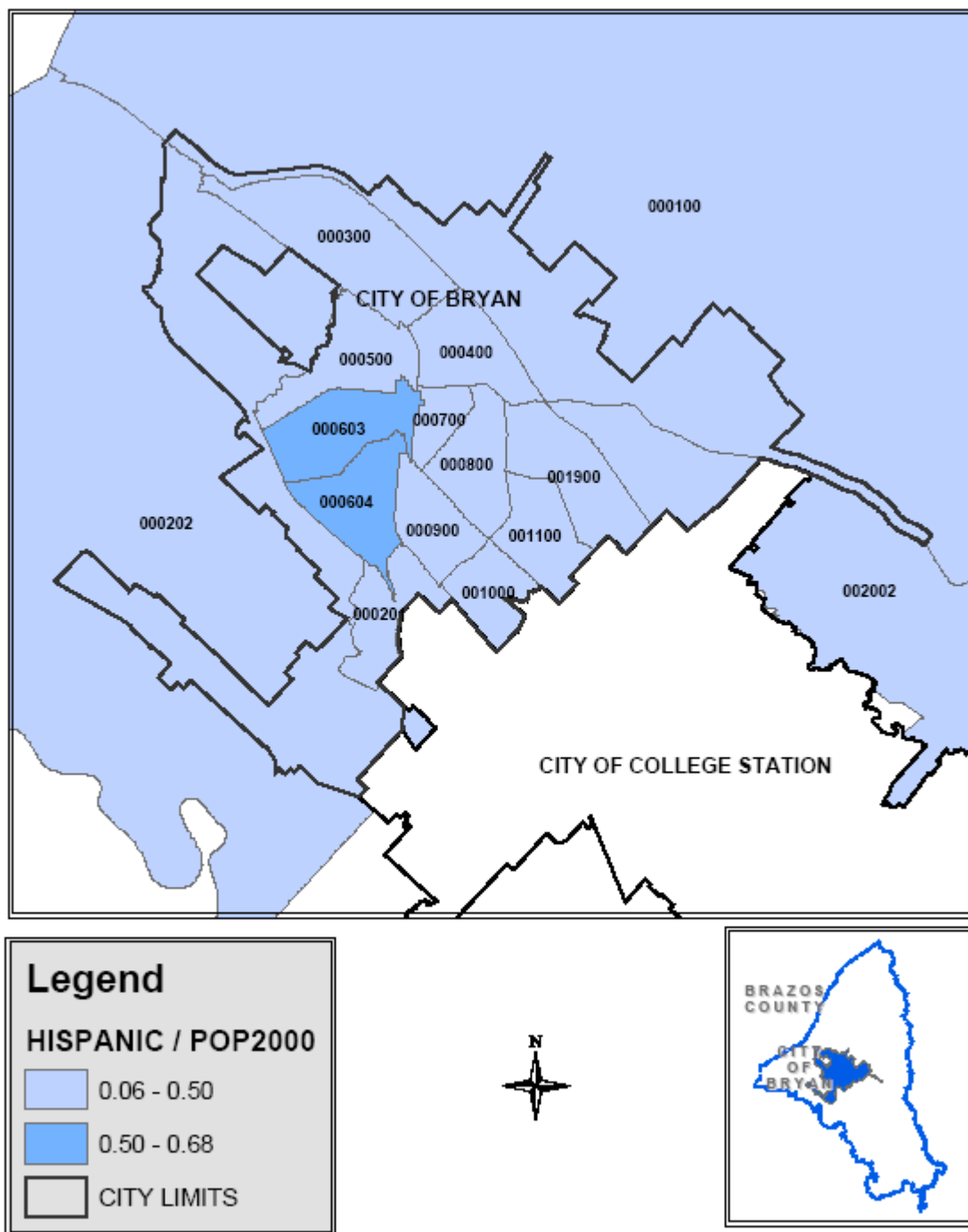


#### **HOME Funds Distribution by Category**

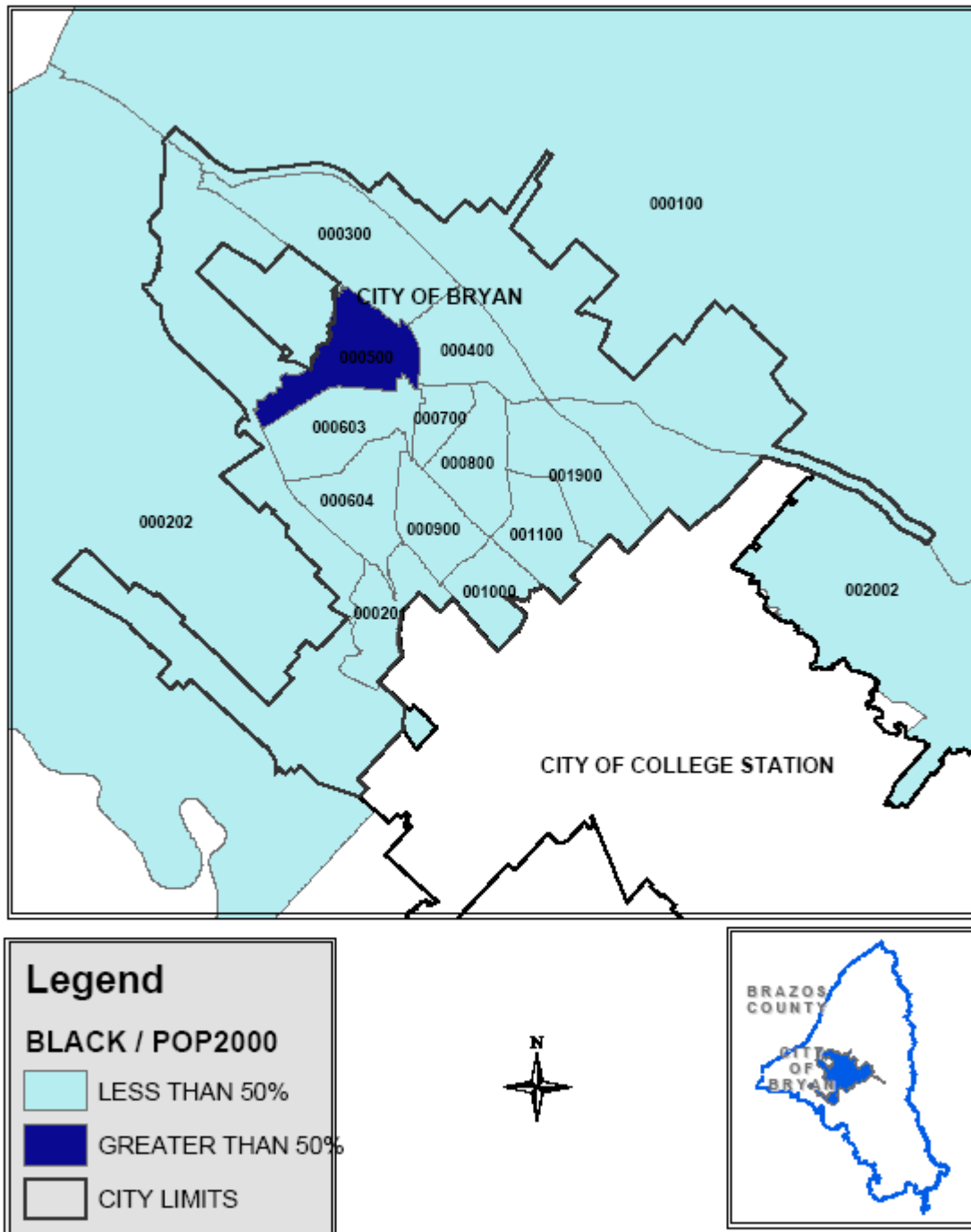
The chart below indicates total funds spent by category to total funds expended: Down-payment assistance 45%, Housing assistance 41%, CHDO 4% (allocated amount 19% of total HOME grant), and Administration 10%.



## PERCENT HISPANIC POPULATION BY TRACT



## PERCENT BLACK POPULATION BY TRACT



## CDBG Beneficiary Summary Table

City of Bryan, TX 2009 CDBG Beneficiary Summary																						
Sources: City of Bryan IDIS PR03 (Pg 41-63 CAPER) and IDIS PR26 (Pg 64 CAPER) and IDIS PR23 (Pg 75 & 76 CAPER)																						
CDBG Funds Unexpended at end of Prior Year		\$156,171.59																				
Entitlement Grant		\$941,398.00																				
Current Year Program Income		\$4,139.64																				
Adjustments		-\$1,506.24																				
Total Available CDBG:		\$1,100,202.99																				
Total CDBG Activity Disbursements		\$484,011.98																				
Adjustments		-\$195.00																				
Amount Subject to Low/Mod Benefit		\$483,816.96																				
Total Low/Mod Credit		\$483,816.96																				
% Low/Mod Credit		100%																				
IDIS Activity Number	Activity Name	Activity Type	2009 CDBG Funding Drawn In Program Year	Income: Extremely Low	Income: Low Mod	Income: Moderate	Income: Non low moderate	% Low Mod	White	Black/ African American	Asian	American Indian/ Alaska Native	Native Hawaiian/ Other Pacific	American Indian/ Alaskan Native & White	Asian White	Black/ African American & White	American Indian/ Alaskan Native & Black/ African American	Other multi racial	Asian/ Pacific Islander	Hispanic	Female HOH	
740	Bryan Parks and Recreation Neal Recreation Program	Public Service Agency	\$3,998.56	121	98	0	16	93.20%	40	105		1		2		57		30			67	
741	Bryan Parks and Recreation Summer Camp Program	Public Service Agency	\$40,000.00	110	442	0	99	84.80%	327	165	3	6		7	3	48	9	83			263	
743	Brazos Valley Food Bank Backpack Program	Public Service Agency	\$25,000.00	462	120	25	6	99%	218	253	1	5		4	5	63	2	62			220	
744	Mental Health Mental Retardation Authority Mary Lake Drop-In Center	Public Service Agency	\$17,212.00	28	0	0	0	100%	19	7								2			9	
745	Family Promise Family Support Services	Public Service Agency	\$10,000.00	30	5		0	100%	21	4						4		6			18	
746	Voices for Children Court-Appointed Special Advocates	Public Service Agency	\$24,997.00	182			0	100%	100	67	1					14					52	
747	Unity Partners Safe Harbour Supervised Visitation Program	Public Service Agency	\$20,000.00	91	56	70	97	69.10%	235	19		3		6	2	14		35			82	
697	CDBG Housing Activities - Minor Rehabilitation	Housing	\$29,158.82	13	7	1	0	100%	10	11											6	12
729	CDBG Homeowner Housing Assistance - Major Rehabilitation, CHR001 1307 E 30th	Housing	\$3,127.25	1				100%	2												2	
734	CDBG Homeowner Housing Assistance - Major Rehabilitation, CHR002 1331 Antone	Housing	\$15,779.96		1			100%	1													1
735	CDBG Homeowner Housing Assistance - Major Rehabilitation, CRP006 1306 E 21st	Housing	\$1,412.30	2				100%		2												
748	CDBG Home Owner Housing Assistance - Minor Rehabilitation	Housing	\$232,039.07	24				100%	12	11								1			8	
757	CDBG Homeowner Housing Assistance - Castle Heights Development, Frankfort St.	Housing	\$4,134.36					Open														
758	CDBG Homeowner Housing Assistance - 900 Sims St property acquisition	Housing	\$55,631.81					Open														
782	CDBG Homeowner Housing Assistance - Major Rehabilitation, 1013 Suncrest	Housing	\$531.56					Open														
		Total: Activities Subject to Low/Mod Benefit	\$483,022.69																			
		Adjusted Total: Activities Subject to Low/Mod Benefit	\$483,022.69																			
739	CDBG Program Administration	Administration	\$188,278.00					N/A														
		Total CDBG Drawn in Program Year	\$671,300.69																			
Minor IDIS errors are not reflected on this summary report. Details are available on page 63 of the CAPER.																						
Demographics are only included for completed projects. Open activities are not included.																						



## **Anti-displacement and Relocation Compliance**

No displacements occurred during this reporting period by use of CDBG or HOME funds. The City complies with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), and the regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 570.104(d) of the Housing and Community Development Act of 1974, as amended. All CDBG and HOME programs are offered on a voluntary basis only to eligible clients. The City does not anticipate any displacement of citizens resulting from programs covered by the Consolidated Plan and works to prevent such displacement, by:

- 1) Avoiding displacement of existing tenants or homeowners as a result of the use of CDBG or HOME funds for rehabilitation, reconstruction, acquisition, or any other Community Development activities to the greatest degree possible, and will not sponsor projects that will cause the displacement of a very low income household by a household that is not of very low income. The City does not currently, and will not participate in any rental rehabilitation activities, unless specified in a future 5-Year Consolidated Plan or Consolidated Plan amendment.
- 2) Avoiding the use of eminent domain and participating in only voluntary acquisitions of either vacant, or owner-occupied properties. Vacant properties must have been vacant for at least ninety (90) days, as verified by utility records or other acceptable means.
- 3) Analyzing proposed projects on a case-by-case basis to identify any potential households, businesses, farms, or non-profit organizations to determine if any displacement might occur in connection with an individual project. This will be done by:
  - a. Review of property tax records to identify owners and owner-occupants
  - b. Review of title records to identify occupant and potential non-occupant owners
  - c. Review of utility records to identify tenant occupants.
  - d. Visual verification and site photographs to identify any otherwise unknown occupants.
- 4) Seeking alternatives which could achieve the public purpose of the project without displacement.
- 5) Advising owners and occupants of their rights under the URA.

Should a project be found to involve the potential for displacement, the City will:

- 1) Seek assistance from and work closely with the U.S. Department of Housing and Urban Development Regional Relocation Specialist.
- 2) Provide timely issuance of information and required notices to any identified households, businesses, farms, or non-profit organizations through certified mail, regular mail, and hand delivery to the property, if occupied.
- 3) Identify the needs and preferences of any household which could potentially be displaced.